



75% SHARED EQUITY PURCHASE - NO RENT PAYABLE* *DOUBLE BEDROOM WITH WARDROBE

OPEN PLAN KITCHEN/LOUNGE 15' 10" x 16' 1" (4.82m x 4.9m)

DOUBLE GLAZING AND GAS CENTRAL HEATING* *IDEAL FIRST TIME PURCHASE* *NO ONWARD CHAIN!

75% SHARED EQUITY PURCHASE, NO RENT PAYABLE. A SECOND FLOOR ONE BEDROOM purpose built flat ideally located within a quarter of a mile of three railway stations with services into London, Zone 6. The Kitchen has an Electric Oven and a four ring Gas Hob with extractor. There are double glazed patio doors with Juliet balcony, one bedroom with built in wardrobes. VERY CONVENIENT LOCATION, AN IDEAL FIRST TIME PURCHASE, NO ONWARD CHAIN!

**Saxon Court, Well Farm Heights, Godstone Road, Whyteleafe, Surrey CR3 0GA
ASKING PRICE: £157,500 SHARED EQUITY PURCHASE - LEASEHOLD**



DIRECTIONS

From the roundabout in Caterham Valley proceed along Croydon Road to the large roundabout at the A22, take the second exit along the Godstone Road (A22). At the second right hand filter turn right into the development called Well Farm Heights, see siteplan for block location

LOCATION

The flat is ideally located for local amenities, railway stations and access to the M25 motorway at nearby Godstone. Whyteleafe and Caterham are the closest town centres for shopping as well as a wide choice of restaurants, pubs and other local businesses.

There is a choice of three railway stations in Whyteleafe with services into Croydon and Central London, so an ideal location for the commuter into Croydon, Central London and the south coast from Upper Warlingham Station.

The area also has many wide open spaces being close to protected countryside within the greenbelt, woodland and park land. There is a Sports Centre in Caterham at de Stafford School and several Golf Courses in nearby Woldingham & Chaldon.

ACCOMMODATION

HALLWAY 13' 2" x 5' 10" (4.01m x 1.77m)

Double glazed window to side, airing cupboard, security entryphone, radiator.

OPEN PLAN LOUNGE ROOM/KITCHEN 15' 10" x 16' 1" (4.82m x 4.90m)

LOUNGE: Double glazed window to front, double glazed French doors with Juliet balcony to front, double radiator, TV and telephone point.

KITCHEN: Wall and base units with matching worktops, built in fridge/freezer and washing machine, electric oven and grill with four ring gas hob and extractor fan. Wall mounted Worcester Bosch gas central heating combi boiler in a wall cupboard, vinyl flooring.

DOUBLE BEDROOM 16' 1" x 8' 8" (4.90m x 2.63m)

Double glazed window to front, double wardrobe, radiator.

BATHROOM 11' 2" x 5' 10" (3.4m x 1.77m)

White suite comprising a panelled bath with mixer tap shower attachment, pedestal wash hand basin with mirror above, light with shaver point above, low flush WC, radiator, tiled surrounds.

OUTSIDE

PARKING

There is an allocated parking bay for one vehicle, bay 72.

LEASEHOLD INFORMATION & COUNCIL TAX

LEASE TERM: 99 years from 27/07/2006 (The lease can be extended back to 99 years upon completion - the lease extension premium will be 'Free of Charge', all other Solicitor costs are payable by the buyer.)

SERVICE CHARGE: £163.62 per calendar month inclusive of contribution to a sinking fund and building insurance, wef April 2023.

GROUND RENT: Nil

NO RENT PAYABLE ON THE REMAINING 25%

COUNCIL TAX: Council Tax: Tandridge Council BAND: C (2023/2024 - £2,001.15 pa)

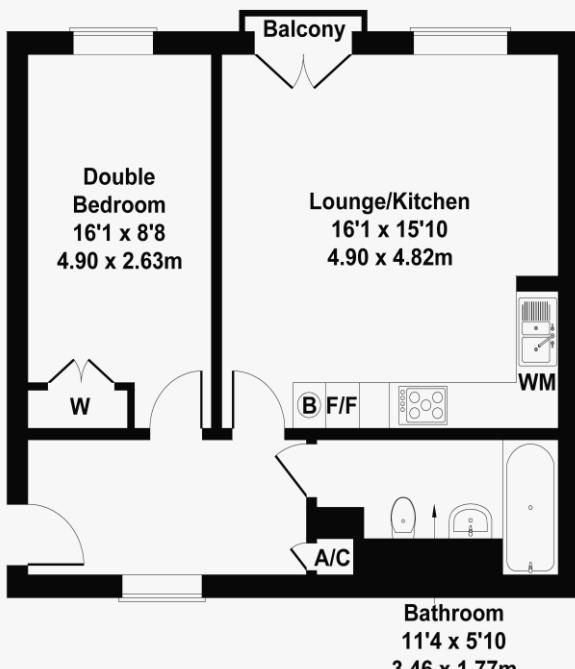
29/4/2023



FLOORPLAN

9 Saxon Court

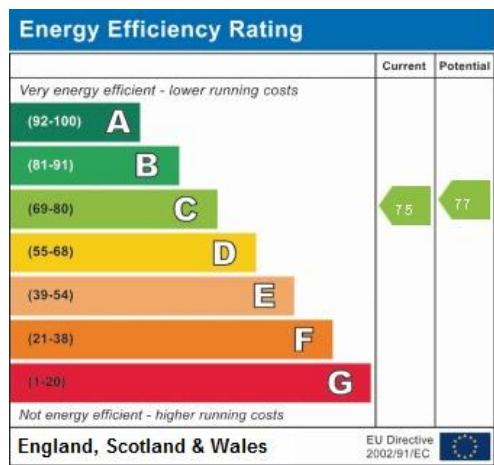
Approximate Gross Internal Area
558 sq ft - 52 sq m



Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.



ENERGY PERFORMANCE CERTIFICATE (EPC)



DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from us will be processed by P A Jones Property Solutions, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

MONEY LAUNDERING REGULATIONS 2003 : Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: It is a legal requirement that the property is presented accurately and in a way not to mis-lead a potential buyer in relation to the property particulars. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.