



***75% SHARED EQUITY- NO RENT PAYABLE* *SECOND FLOOR - TWO BEDROOMS*
 OPEN PLAN KITCHEN/LOUNGE 26' 5" x 13' 3" (8.05m x 4.04m) *SECOND FLOOR - TWO BEDROOMS*
 ALLOCATED PARKING SPACE & VISITOR PARKING *IDEAL FIRST TIME PURCHASE***

75% SHARED EQUITY NO RENT PAYABLE. A SECOND FLOOR TWO 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, two bedrooms with built in wardrobes.
VERY CONVENIENT LOCATION, AN IDEAL FIRST TIME PURCHASE, NO ONWARD CHAIN!

Cuthbert Court, Godstone Road, Whyteleafe, Surrey CR3 0GD
ASKING PRICE: Shared Equity £187,500 LEASEHOLD



DIRECTIONS

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.

LOCATION

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

ACCOMMODATION

COMMUNAL HALLWAY

Communal doorway with security entryphone access, stairs & lift to all floors. The flat can be located on the first floor

HALLWAY

Wooden front door with spyhole leading to hallway. Doors to all rooms, radiator, fusebox, smoke detector, power points, thermostat.

OPEN PLAN KITCHEN/LOUNGE 26' 5" x 13' 3" (8.05m x 4.04m)

LOUNGE: Double glazed patio doors with a Juliet Balcony, double radiator, power points, telephone point, TV point.

KITCHEN: Double glazed window, wall & base units with work surfaces incorporating a single bowl stainless steel sink unit with mixer tap, 'Worcester Bosch' boiler, spotlights, carbon monoxide detector, vinyl flooring.

BEDROOM ONE 15' 1" x 8' 9" (4.61m x 2.66m)

Double glazed window, radiator, double wardrobe comprising hanging and shelving, power points, telephone point, TV point.

BEDROOM TWO 11' 5" x 9' 0" (3.49m x 2.75m)

Double glazed window, radiator, double wardrobe comprising hanging and shelving, power points, telephone point.

BATHROOM 7' 11" x 5' 8" (2.41m x 1.72m)

White suite comprising a panelled bath with shower fitment and mixer tap, pedestal wash hand basin with vanity shelf, concealed low flush WC, radiator with towel rail over, extractor fan, vinyl flooring.

OUTSIDE

There is one allocated parking space, bay number 179. There are also visitor parking bays available.

LEASEHOLD INFORMATION & COUNCIL TAX

LEASE TERM: 99 years from 01/03/2013 (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: £198.03 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%

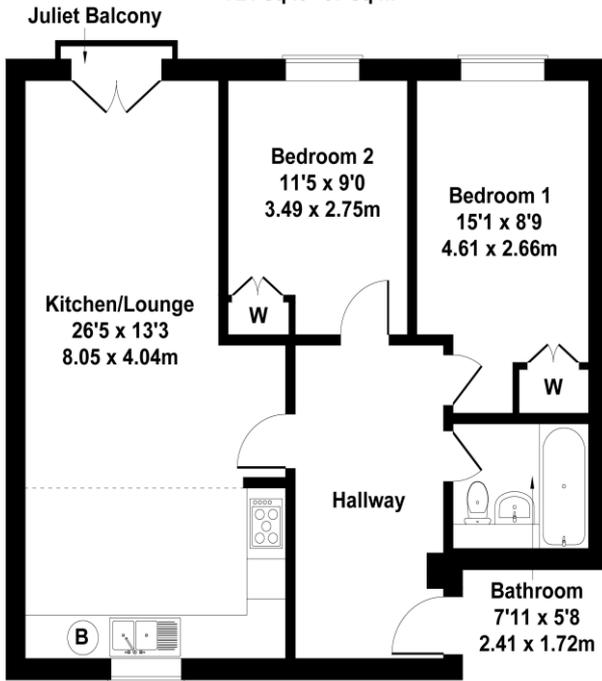
COUNCIL TAX: Council Tax: Tandridge Council
BAND: C (2023/2024 - £2,001.15 pa)
15/5/2023



FLOORPLAN

15 Cuthbert Court

Approximate Gross Internal Area
721 sq ft - 67 sq m



SECOND FLOOR

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



ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	79	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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