



**\*75% SHARED EQUITY PURCHASE- NO RENT PAYABLE\* \*DOUBLE BEDROOM WITH WARDROBES\*  
 \*OPEN PLAN KITCHEN/LOUNGE 22' 10" x 11' 3" (6.95m x 3.44m)\* \*DOUBLE GLAZING & GAS CENTRAL HEATING  
 \*NO ONWARD CHAIN ALLOCATED PARKING & VISITOR PARKING\***

**75% SHARED EQUITY PURCHASE, NO RENT PAYABLE. A GROUND 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, one bedroom with built in wardrobes.

**VERY CONVENIENT LOCATION, AN IDEAL FIRST TIME PURCHASE, NO ONWARD CHAIN!**

**Barton Court, Well Farm Heights, Godstone Road, Whyteleafe CR3 0GQ  
 ASKING PRICE: Shared Equity £157,500 LEASEHOLD**



**BEDROOM ONE** 15' 5" x 8' 9" (4.70m x 2.66m)

Double glazed window, radiator, double wardrobe & single wardrobe comprising hanging and shelving, airing cupboard with shelving, power points, telephone point, TV point, wood effect flooring.

**BATHROOM** 8' 4" x 5' 10" (2.55m x 1.78m)

White suite comprising a panelled bath with shower fitment and mixer tap, pedestal wash hand basin, concealed low flush WC, radiator with towel rail over, mirrored wall unit, shaver point & light, extractor fan, wood effect flooring.

**OUTSIDE**

There is one allocated parking space, bay number 138

**LEASEHOLD INFORMATION & COUNCIL TAX**

**LEASE TERM:** 99 years from 16/02/2007 **The lease can be extended back to 99 years upon completion - the lease extension will be 'Free of Charge', but all other Solicitor costs are payable by the buyer which equate to: £850.00 + VAT Please note there is also an equitable charge fee payable to A2 which equates to £600 + VAT**

**SERVICE CHARGE:** £188.69 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)

**6/6/23**



**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.

**ACCOMMODATION**

**COMMUNAL HALLWAY**

Communal doorway with security entryphone access, stairs & lift to all floors. The flat can be located on the ground floor, on entering the block, turn right just before the lift and number 7 can be found through the next door on the right.

**HALLWAY** 13' 1" x 5' 10" (4.0m x 1.78m)

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

**OPEN PLAN LOUNGE/KITCHEN** 22' 10" x 11' 3" (6.95m x 3.44m)

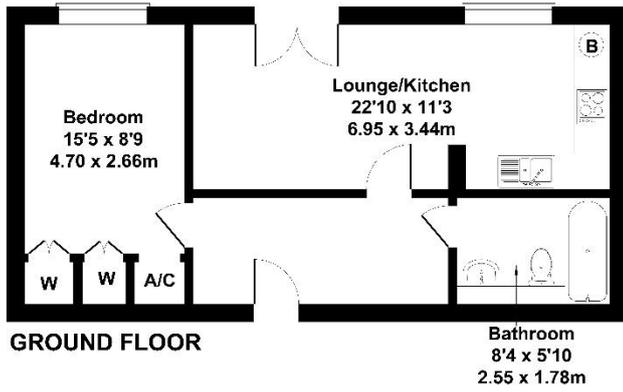
**LOUNGE:** Double glazed patio doors, double radiator, power points, telephone point, TV point.

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

## FLOORPLAN

### Barton Court

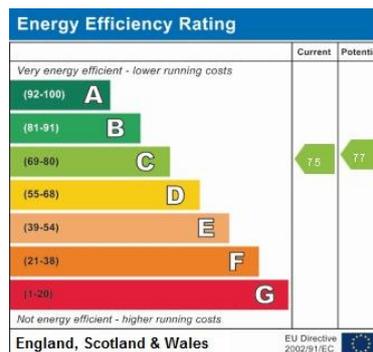
Approximate Gross Internal Area  
495 sq ft - 46 sq m



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



## ENERGY PERFORMANCE CERTIFICATE (EPC)



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#### **DATA PROTECTION ACT 1998**

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P . A . Jones Property Solutions, 77-79 High Street , Caterham, Surrey, CR3 5UF  
Phone: Sales : 01883 348035 / Lettings : 01883 343355, Email: [info@pajonespropsolutions.co.uk](mailto:info@pajonespropsolutions.co.uk)  
[www.pajonespropertyolutions.co.uk](http://www.pajonespropertyolutions.co.uk)