



ONE BEDROOM TOP FLOOR FLAT WITH 75% SHARED EQUITY

PRIVATE BALCONY 17' 10" x 15' 0" (5.44m x 4.58m)* *ENTRYPHONE WITH LIFT TO ALL FLOORS

ALLOCATED PARKING FOR ONE VEHICLE* *OPEN PLAN KITCHEN/LOUNGE* *IDEAL FIRST TIME PURCHASE

75% SHARED EQUITY PURCHASE, NO RENT PAYABLE. A TOP 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 IS ACCESS TO A PRIVATE BALCONY**, 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: 75% Shared Equity Purchase £165,000 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

COMMUNAL HALLWAY

Communal doorway with security entryphone access, stairs & lift to all floors. The flat can be located on the top floor, on exiting the lift turn left, left & number 37 can be found through the next door.

HALLWAY 11' 3" x 5' 10" (3.42m x 1.78m)

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

OPEN PLAN KITCHEN/LOUNGE 11' 4" x 20' 2" (3.46m x 6.14m)

LOUNGE: Two double glazed windows, double radiator, power points, telephone point, TV point, spotlights.

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.

BEDROOM ONE 15' 4" x 8' 10" (4.68m x 2.7m)

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

BATHROOM

White suite comprising a panelled bath with shower fitment and mixer tap, pedestal wash hand basin with shaver point & light, concealed low flush WC, full length mirror, extractor fan, wood effect flooring.

PRIVATE BALCONY 17' 10" x 15' 0" (5.44m x 4.58m)

South Easterly aspect, wood decking, power, shed to remain. To access the balcony exit the and lift the balcony is the second one on the left just before you get to flat no. 37

OUTSIDE

There is one allocated parking space, bay number 115

LEASEHOLD INFORMATION & COUNCIL TAX

LEASE TERM: 99 years from 31/05/2007 **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)

6/5/2023



ENERGY PERFORMANCE CERTIFICATE (EPC)

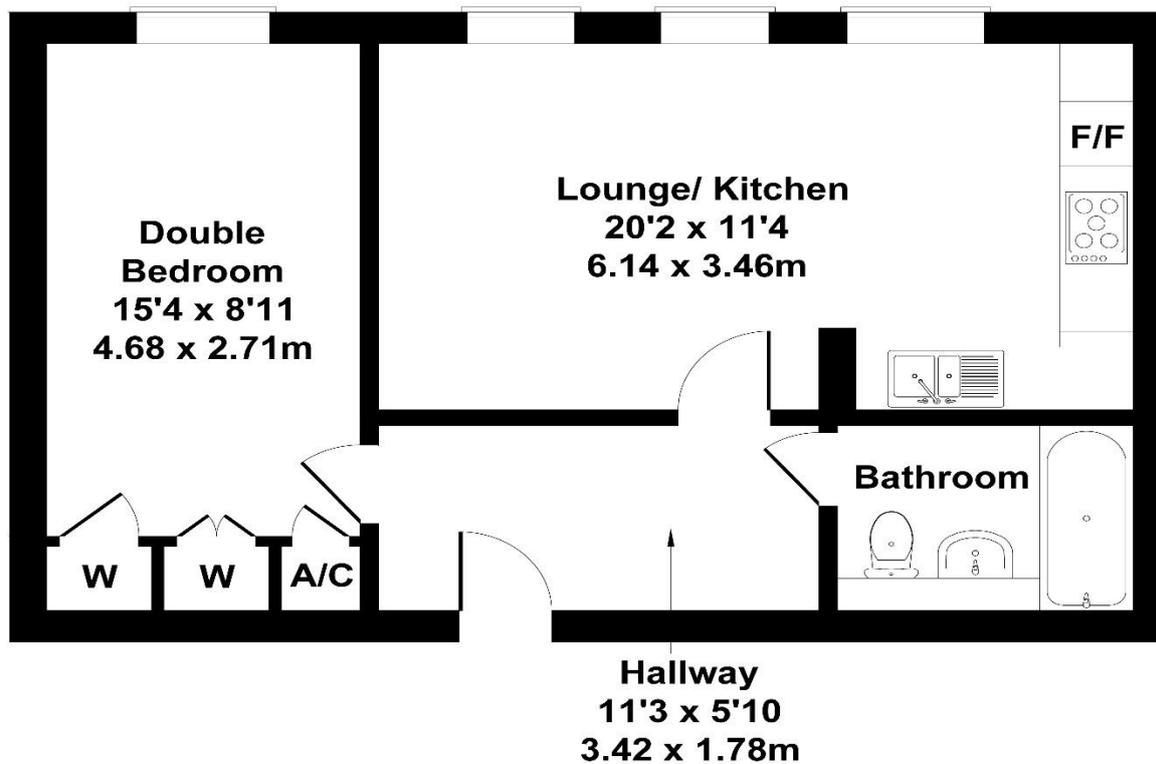
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C	76	77	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



FLOORPLAN

37 Barton Court

Approximate Gross Internal Area
517 sq ft - 48 sq m



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

DATA PROTECTION ACT 1998

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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.

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