



***75% SHARED EQUITY PURCHASE - NO RENT PAYABLE* *OPEN PLAN KITCHEN/LOUNGE*
 ONE DOUBLE BEDROOM WITH WARDROBES *DOUBLE GLAZING & GAS CENTRAL HEATING*
 *NO ONWARD CHAIN, IDEAL FIRST TIME PURCHASE***

75% SHARED EQUITY PURCHASE - NO RENT PAYABLE. A SECOND FLOOR ONE DOUBLE 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!**

Barton Court, Godstone Road, Whyteleafe, Surrey CR3 0GQ
ASKING PRICE: £157,500 SHARED EQUITY PURCHASE - LEASEHOLD



OPEN PLAN KITCHEN/LOUNGE 23' 2" x 11' 5" (7.07m x 3.48m)

LOUNGE: Two double glazed windows, double radiator, power points, telephone point, TV point, wood effect flooring. 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, wood effect flooring.

BEDROOM ONE 15' 5" x 8' 4" (4.69m x 2.55m)

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

BATHROOM 9' 9" x 5' 10" (2.97m x 1.77m)

White suite comprising a panelled bath with shower fitment and mixer tap, pedestal wash hand basin with cupboard under & mirror above, vanity shelf, concealed low flush WC, extractor fan, tiled flooring.

OUTSIDE

There is one allocated parking space, bay number 117

LEASEHOLD INFORMATION & COUNCIL TAX

LEASE TERM: 99 years from 12/02/2007 **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%



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 second floor, on exiting the lift proceed straight ahead & number 28 can be found through the next door.

HALLWAY 13' 2" x 5' 10" (4.01m x 1.78m)

Wooden front door with spyhole leading to hallway. Doors to all rooms, radiator, three cupboards where the fusebox can be found. Smoke detector, thermostat, entryphone, power points, telephone point, wood effect flooring.

COUNCIL TAX: Council Tax: Tandridge Council
BAND: C (2023/2024 - £2,001.15 pa)
28/4/2023

ENERGY PERFORMANCE CERTIFICATE (EPC)

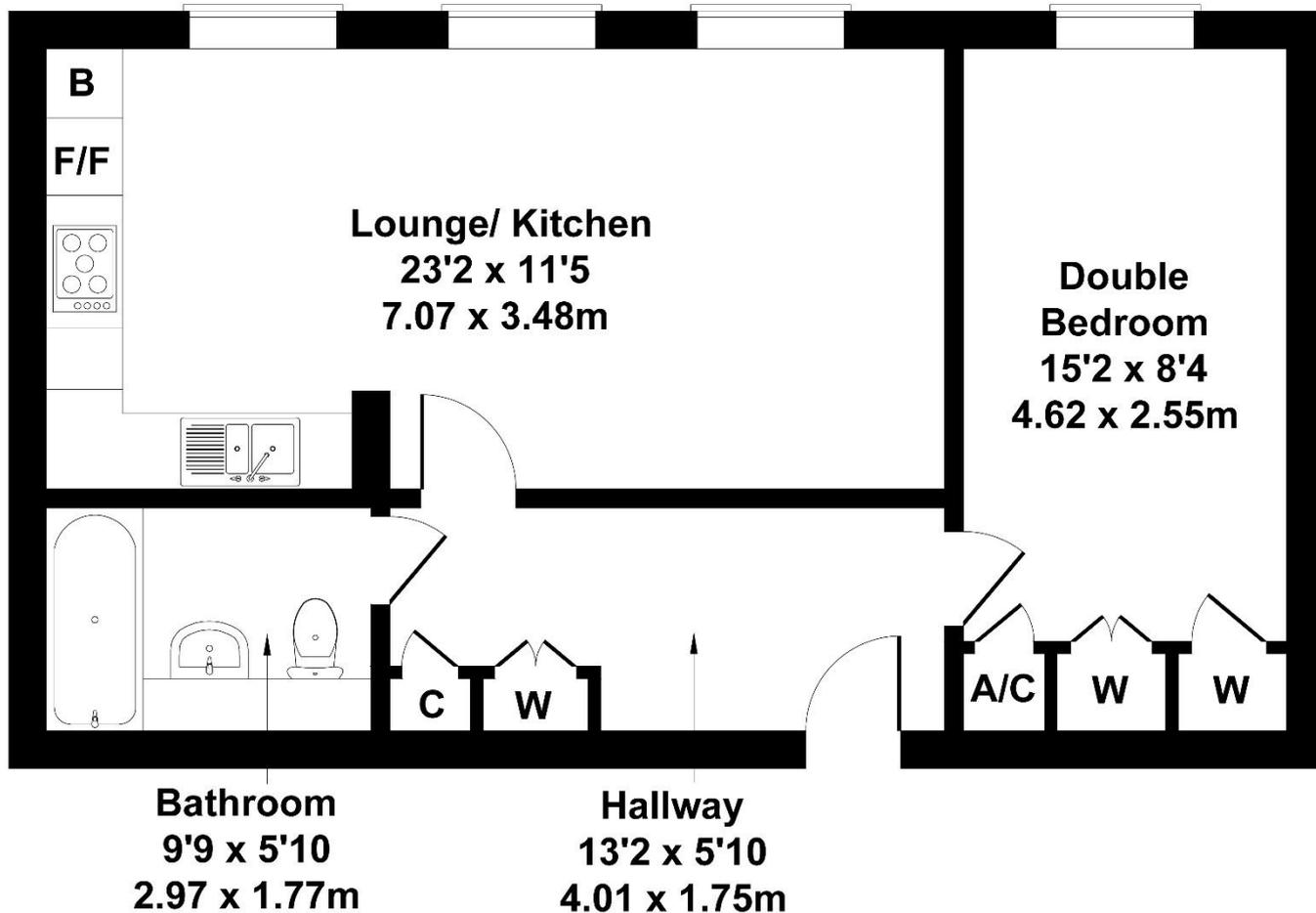
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	79	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



FLOORPLAN

28 Barton Court

Approximate Gross Internal Area
570 sq ft - 53 sq m



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

DATA PROTECTION ACT 1998

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