

£210,000 Leasehold

Greensted Court, Godstone Road, Whyteleafe, Surrey, CR3 0GP



- Guideline Minimum Deposit £15,750
- First Floor with Juliette Balcony
- Open-Plan Kitchen/Reception
- Parking Space
- Guideline Income Dual £31,500
- Approx. 560 Sqft Gross Internal Area
- Fitted Wardrobes in Bedroom
- Minutes from Whyteleafe South Station

GENERAL DESCRIPTION

SHARED EQUITY. (No rent to pay. Advertised price represents 75% share. Full market value £210,000.) A smartly-presented apartment on the first floor of this modern development. The property is generously proportioned and features a 23' reception room with open-plan kitchen area and a Juliette balcony. There is a large bedroom with built-in wardrobes, a spacious entrance hallway and a simple, white-tiled bathroom. Well insulated walls, double glazing and gas central heating make for a good energy-efficiency rating. The apartment comes with use of an off-street parking space and is also just minutes from Whyteleafe South Station for rail services between Caterham and London Bridge.

Shared Equity is a scheme designed to help first time buyers purchase a home they may not normally be able to afford on the open market. By retaining a 25% stake in the property, a housing association can offer the property for 75% of the full market value and, if you choose to, you can staircase up to 100% in the future, when it's affordable to you. Unlike Shared Ownership (part buy/part rent), there's no rent to pay on the share you don't own, so it's even more affordable.

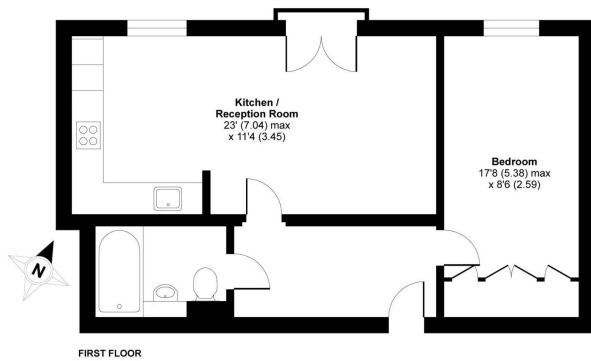
Tenure: Leasehold (99 years from 2006).

Service Charge: £99.05 per month, including sinking fund (subject to annual review).

Guideline Minimum Income: £31,500 (based on minimum share and 10% deposit).

Council Tax: Band C, Tandridge District Council. Priority is given to applicants living and/or working in this local authority.

This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone. Pets not permitted (except assistance animals).



DIMENSIONS

- RECEPTION
23' 1" x 11' 4" (7.04m x 3.45m)
- KITCHEN
included in reception measurement
- BEDROOM
17' 8" max. x 8' 6" (5.38m x 2.59m)
- BATHROOM

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



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.