

## £157,500 Shared Ownership

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



- Guideline Minimum Deposit £15,750
- Top Floor with Juliette Balcony
- Open Plan Kitchen/Reception Room
- Parking Space
- Guide Min Income - Dual £31.5k Single £36.6k
- Approx. 526 Sqft Gross Internal Area
- Modern Double Glazing and Gas Central Heating
- Minutes from Whyteleafe South Station

## GENERAL DESCRIPTION

SHARED OWNERSHIP WITH NO RENT (Advertised price represents 75% share. Full market value £210,000). A smartly-presented, one-bedroom apartment in the Well Farm Heights development. This top (second) floor property features a twenty-foot reception room with Juliette balcony and open-plan kitchen area. There is a large bedroom with a bank of fitted wardrobes, a simple, white-tiled bathroom and a spacious entrance hallway. Well insulated walls, modern 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.

**Housing Association:** A2Dominion.

**Tenure:** Leasehold (currently 85 years remaining, will be extended back to 99 years on completion of sale).

**Share Available:** 75% (£157,500).

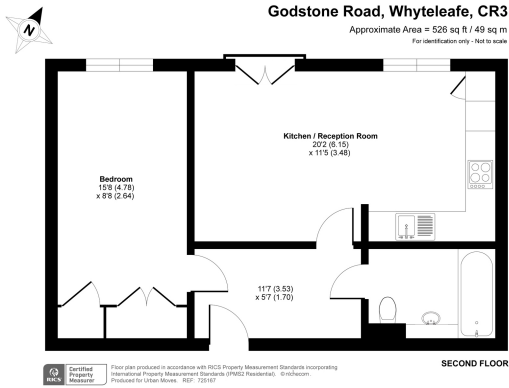
**Shared Ownership Rent:** Not applicable. No shared ownership rent payable on this property.

**Service Charge:** £160.15 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £31,500 | Single - £36,600 (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

### SECOND FLOOR

#### Entrance Hall

#### Reception

20' 2" x 11' 5" (6.15m x 3.48m)

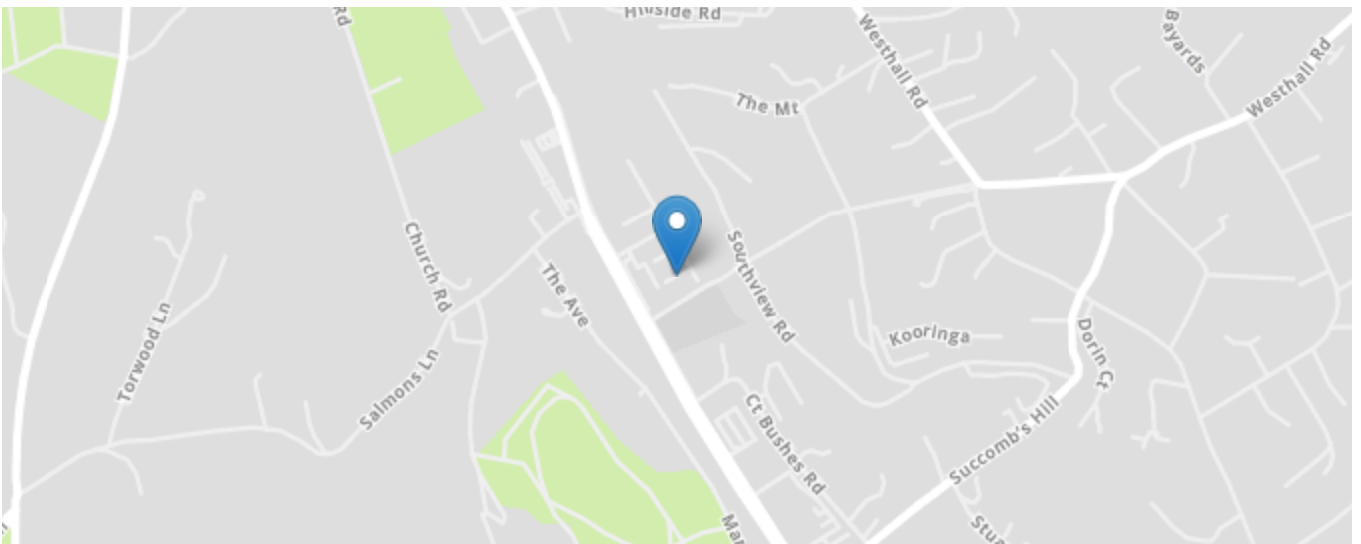
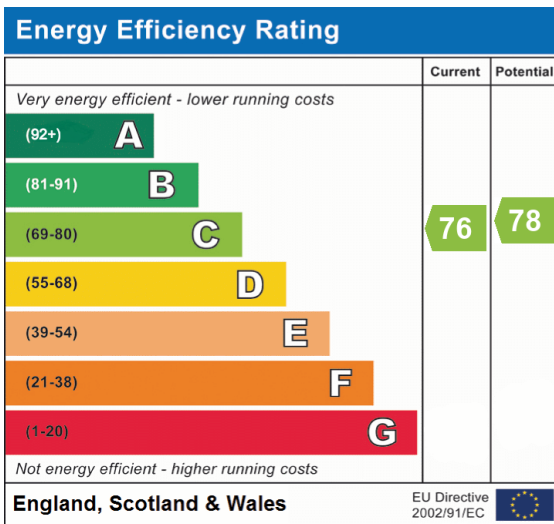
#### Kitchen

included in reception measurement

#### Bedroom

15' 8" x 8' 8" (4.78m x 2.64m)

#### Bathroom



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.