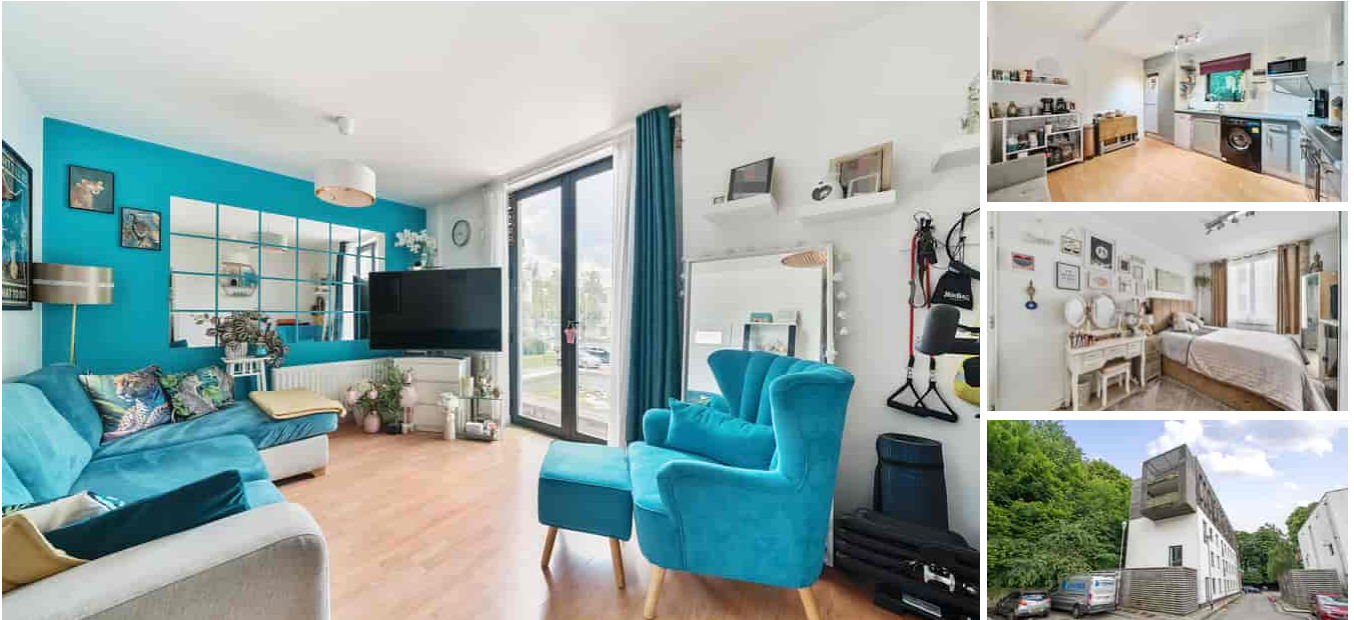


£132,000 Shared Ownership

6 Cuthbert Court, Godstone Road, Whyteleafe, Surrey CR3 0GD



- Guideline Minimum Deposit £13,200
- First Floor (building has a lift)
- Kitchen Separated from Living Room
- Parking Space
- Guide Min Income Dual £35.1k | Single £41k
- Approx. 719 Sqft Gross Internal Area
- Modern Double Glazing and Gas Central Heating
- Minutes from Whyteleafe South Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 55% share. Full market value £240,000). This well-presented, two-bedroom apartment is on the first floor and features an attractive reception room with Juliette balcony and a spacious kitchen/dining room. Both bedrooms are comfortable doubles and include a fitted wardrobe. Well insulated walls, modern double glazing and gas central heating make for a very good energy-efficiency rating. The property comes with use of an off-street parking space plus Cuthbert Court is just minutes from Whyteleafe South Station for rail services between Caterham and London Bridge. Ofsted list five primary schools within a mile radius, all rated 'Good'.

Housing Association: A2Dominion.

Tenure: Leasehold (currently 81 years remaining, will be extended back to 99 years on completion of sale).

Minimum Share: 55% (£132,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £172.06 per month (subject to annual review).

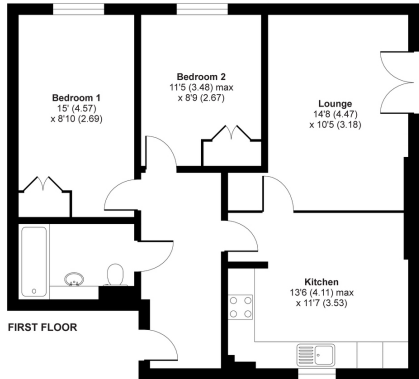
Service Charge: £248.04 per month (subject to annual review).

Guideline Minimum Income: Dual - £35,100 | Single - £41,000 (based on minimum share and 10% deposit).

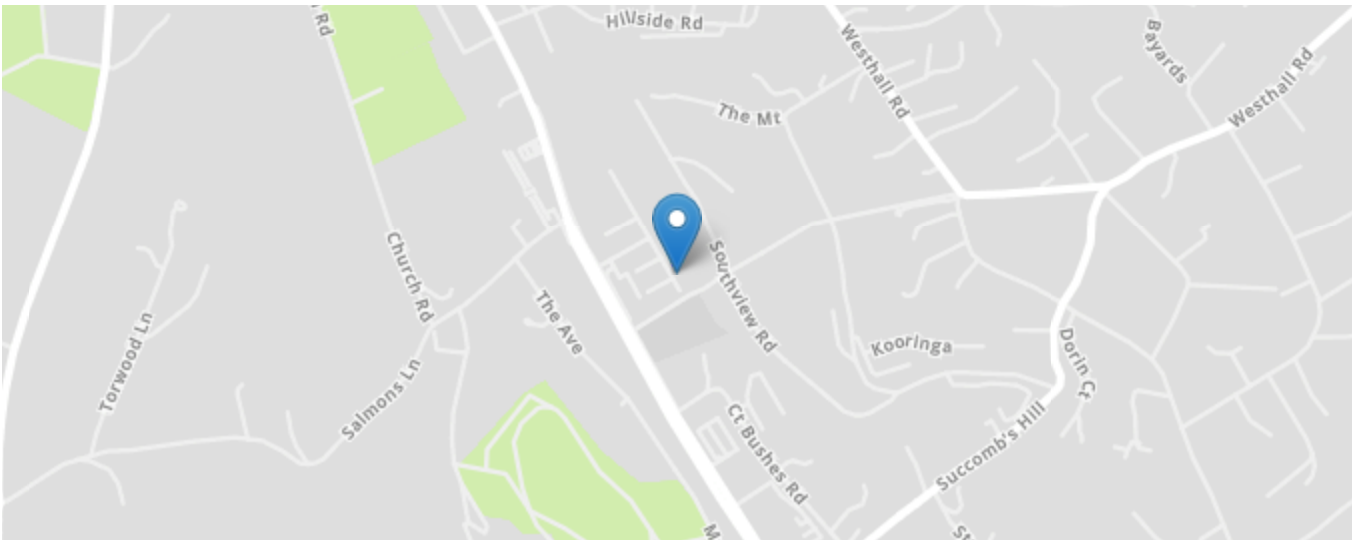
Council Tax: Band C, Tandridge District Council. Priority is given to applicants living and/or working in this local authority.

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	81	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	



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.