

£183,750 Shared Ownership

Ethelred Court, Godstone Road, Whyteleafe, Surrey CR3 0GB



- Guideline Minimum Deposit £18,375
- Third Floor (building has a lift)
- Fitted Wardrobes in Both Bedrooms
- Parking Space
- Guide Min Income Dual £39.8k | Single £46k
- Approx. 615 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 £245,000). A smartly-presented apartment in the Well Farm Heights development. This third-floor property has a twenty-one-foot, open-plan kitchen/reception room with attractive flooring and windows at either end. There is a spacious main bedroom plus a second good-sized double bedroom. Both bedrooms include a fitted wardrobe. The bathroom has been upgraded by the current owner and now features large-format, marble-style tiles and an overhead plus separate hand-held shower. Well insulated wall, 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 Ethelred Court is also just minutes from Whyteleafe South Station for rail services between Caterham and London Bridge.

Housing Association: A2Dominion.

Tenure: Leasehold (125 years from 25/12/2005).

Share Available: 75% (£183,750).

Shared Ownership Rent: Not applicable. There is no rent payable on this property.

Service Charge: £245.33 per month (subject to annual review).

Guideline Minimum Income: Dual - £39,800 | Single - £46,000 (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 animal).

DIMENSIONS

THIRD FLOOR

Entrance Hall

Reception

21' max. x 15' 4" max. (6.40m x 4.67m)

Kitchen

included in reception measurement

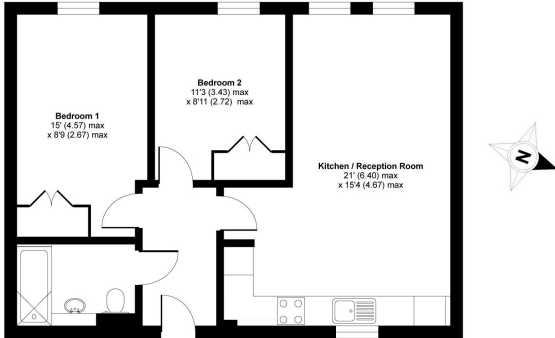
Bedroom 1

15' max. x 8' 9" max. (4.57m x 2.67m)

Bedroom 2

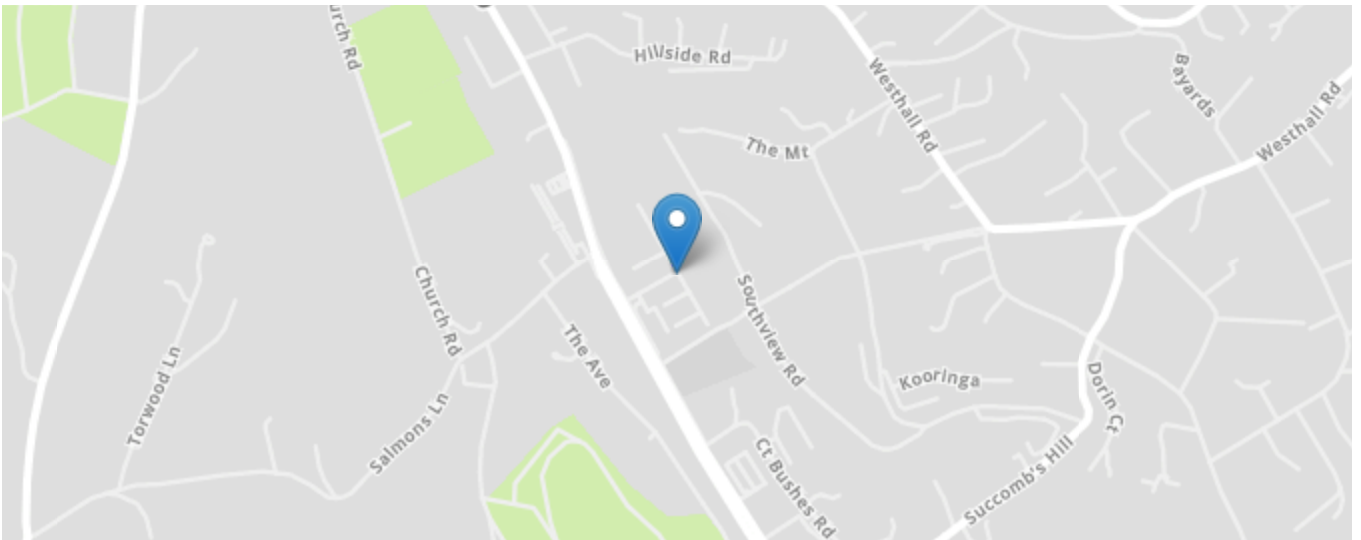
11' 3" max. x 8' 11" max. (3.43m x 2.72m)

Bathroom



THIRD FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	81	82
(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.