

## £150,000 Shared Ownership

Escomb Court, Godstone Road, Whyteleafe, Surrey CR3 0GH



- Guideline Minimum Deposit £15,000
- Top Floor with Juliette Balcony
- Open-Plan Reception/Kitchen
- Parking Space
- Guide Min Income Dual £30k | Single £35.6k
- Approx. 510 Sqft Gross Internal Area
- 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 £200,000). This south-east-facing apartment is on the second (top) floor of a modern building in the Well Farm Heights development. The attractively-presented property has a twenty-foot, open-plan kitchen/reception with Juliette balcony. There is a spacious bedroom with a bank of built-in wardrobes, a generously-sized entrance hall and a bathroom which has been redecorated by the current owner. Well insulated walls and roof, double glazing and gas central heating make for a good energy-efficiency rating. The apartment comes with use of a parking space plus Escomb Court is also just minutes from Whyteleafe South Station for rail services between Caterham and London Bridge. Nearby Manor Park offers green, open space to enjoy.

**Housing Association:** A2Dominion.

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

**Share Available:** 75% (£150,000).

**Shared Ownership Rent:** N/A. No rent payable on this property.

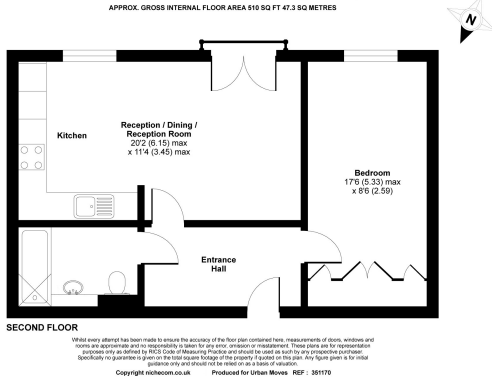
**Service Charge:** £178.40 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £30,000 | Single - £35,600 (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).

**Escomb Court, Godstone Road, Whyteleafe, CR3**  
APPROX. GROSS INTERNAL FLOOR AREA 510 SQ FT 47.3 SQ METRES



## DIMENSIONS

### SECOND FLOOR

#### Entrance Hall

#### Reception

20' 2" max. x 11' 4" max. (6.15m x 3.45m)

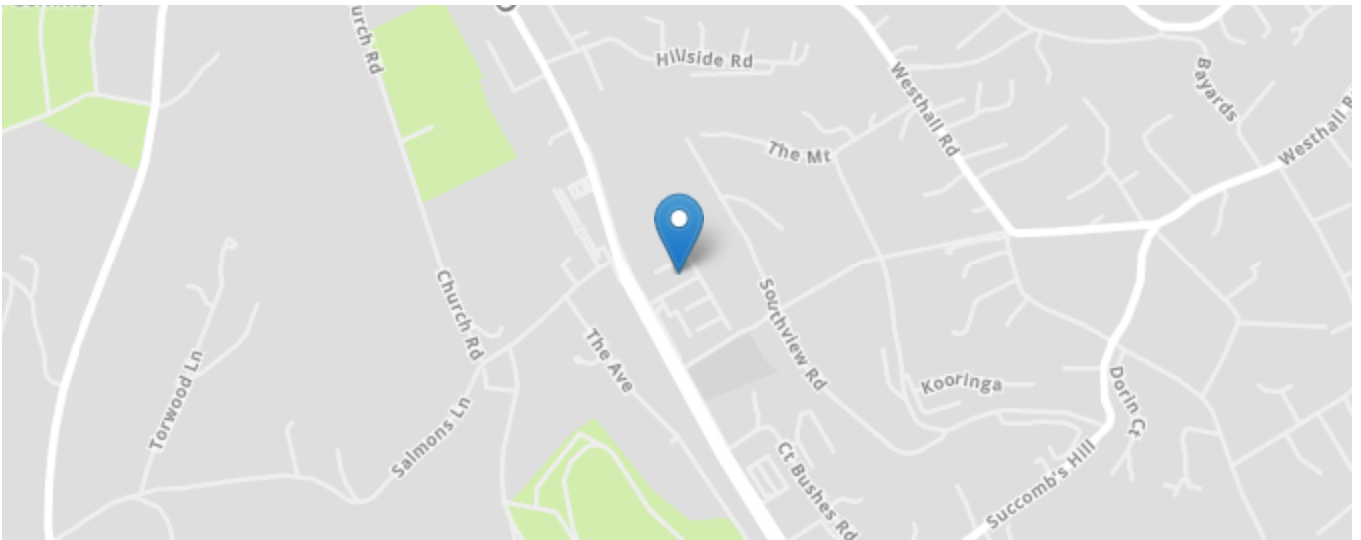
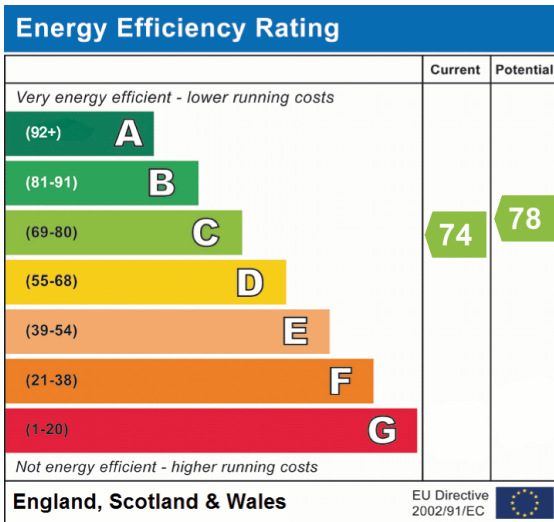
#### Kitchen

included in reception measurement

#### Bedroom

17' 6" max. x 8' 6" (5.33m x 2.59m)

#### 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.