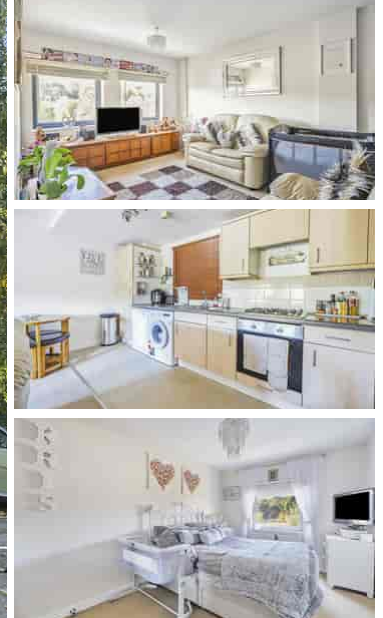


£141,000 Shared Ownership

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



- Guideline Minimum Deposit £14,100
- Top Floor (fourth, building has a lift)
- Open Plan Kitchen/Reception Room
- Parking Space
- Guide Min Income Dual £35.4k | Single £41.6k
- Approx. 620 Sqft Gross Internal Area
- Modern Double Glazing and Gas Central Heating
- Minutes from Whyteleafe South Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 60% share. Full market value £235,000). A well-presented, two-bedroom flat in the Well Farm Heights development. This fourth-floor property has a twenty-one-foot, open-plan kitchen/reception room. There is a sleek, white-tiled bathroom, a spacious main bedroom plus a good-sized second double bedroom. Both bedrooms include a fitted wardrobe and well insulated walls, modern double glazing and gas central heating make for a good energy-efficiency rating. The flat comes with use of a parking space plus Ethelred 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 and there are several well-thought-of schools in the local area.

Housing Association: A2Dominion.

Tenure: Leasehold (new 99-year lease to be issued on completion of sale).

Minimum Share: 60% (£141,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £143.92 per month (subject to annual review).

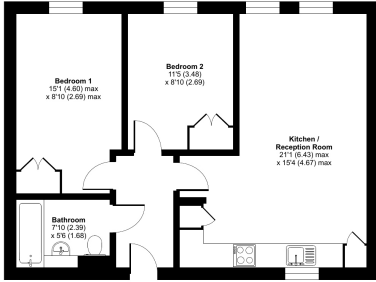
Service Charge: £238.43 per month (subject to annual review).

Guideline Minimum Income: Dual - £35,400 | Single - £41,600 (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).

Ethelred Court, Godstone Road, Whyteleafe, CR3
Approximate Area = 620 sq ft / 57.6 sq m
For identification only - Not to scale



ⓘ Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential), © Urban Moves 2024. Produced for Urban Moves. REF: 1202287

DIMENSIONS

FOURTH FLOOR

Entrance Hallway

Reception

21' 1" max. x 15' 4" max. (6.43m x 4.67m)

Kitchen

included in reception measurement

Bedroom 1

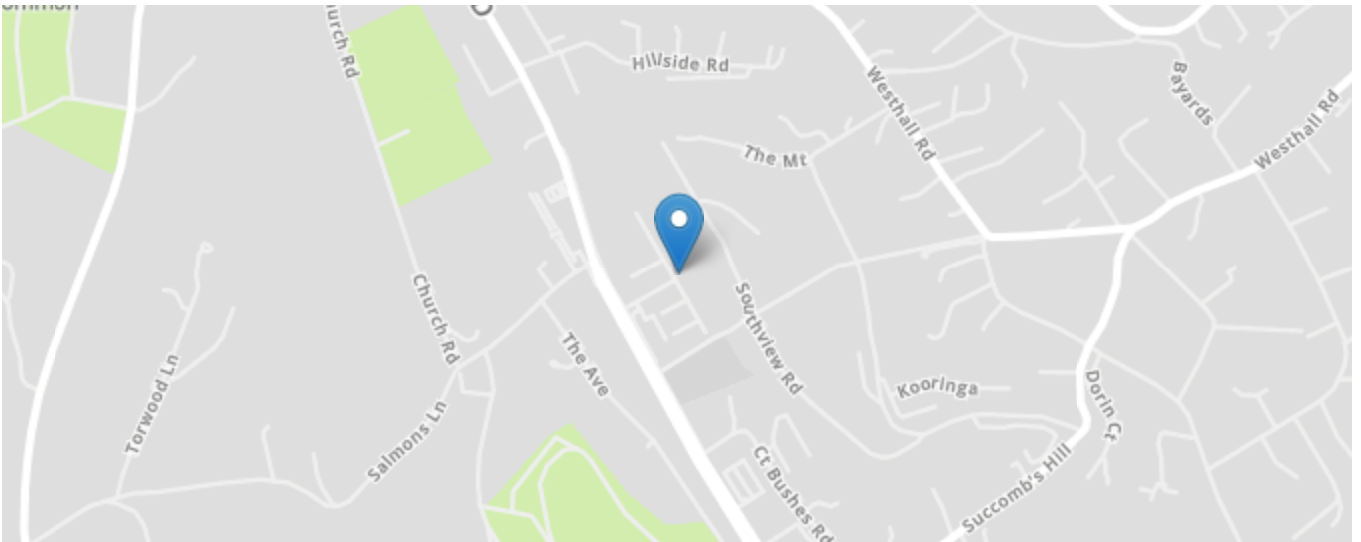
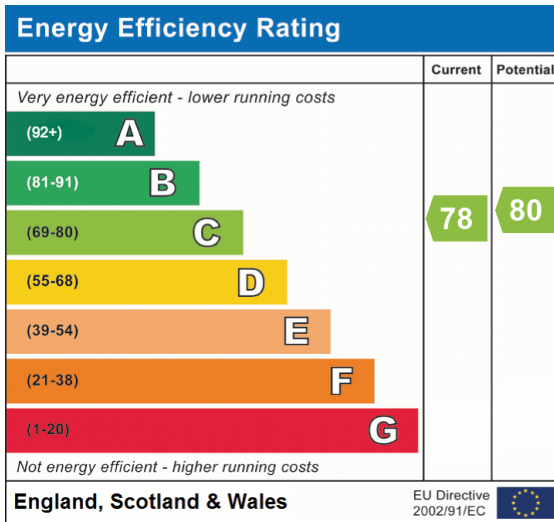
15' 1" max. x 8' 10" max. (4.60m x 2.69m)

Bedroom 2

11' 5" x 8' 10" (3.48m x 2.69m)

Bathroom

7' 10" x 5' 6" (2.39m x 1.68m)



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.