

£105,000 Shared Ownership

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



- Guideline Minimum Deposit £10,500
- First Floor with Juliette Balcony
- Built-In Wardrobe in Bedroom
- Parking Space
- Guide Min Income Dual £26.8k | Single £32.2k
- Approx. 560 Sqft Gross Internal Area
- Modern Double Glazing and Gas Central Heating
- Minutes from Whyteleafe South Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 50% share. Full market value £210,000). A spacious and smartly-presented flat in the Well Farm Heights development. This first-floor property features an approximately twenty-three-foot, open-plan kitchen/reception room with Juliette balcony. The bedroom includes a bank of built-in wardrobes, there is a bathroom with travertine style tiles and a generously-sized entrance hall. Well insulated walls, modern double glazing and gas central heating make for a good energy-efficiency rating. The flat comes with use of an allocated parking space plus Greensted 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 (lease will be returned to 99 years on completion of sale).

Minimum Share: 50% (£105,000). The housing association will expect that you will purchase the largest share affordable.

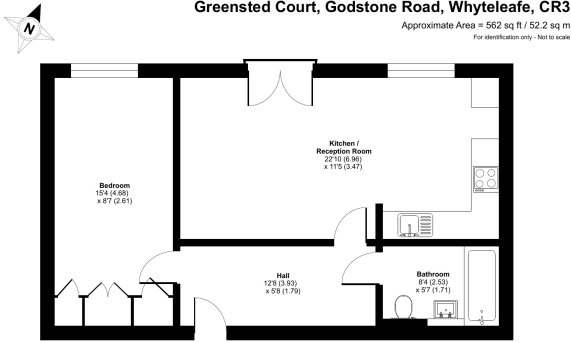
Shared Ownership Rent: £179.36 per month (subject to annual review).

Service Charge: £175.60 per month (subject to annual review).

Guideline Minimum Income: Dual - £26,800 | Single - £32,200 (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).



ⓘ Floor plan produced in accordance with RICS Property Measurement 2nd Edition (Incorporating International Property Measurement Standards (IPMS) Residential) ©Urbanmoves 2025. Produced for Urban Moves. REF: 1268382

DIMENSIONS

FIRST FLOOR

Entrance Hall

12' 8" x 5' 8" (3.86m x 1.73m)

Reception

22' 10" x 11' 5" (6.96m x 3.48m)

Kitchen

included in reception measurement

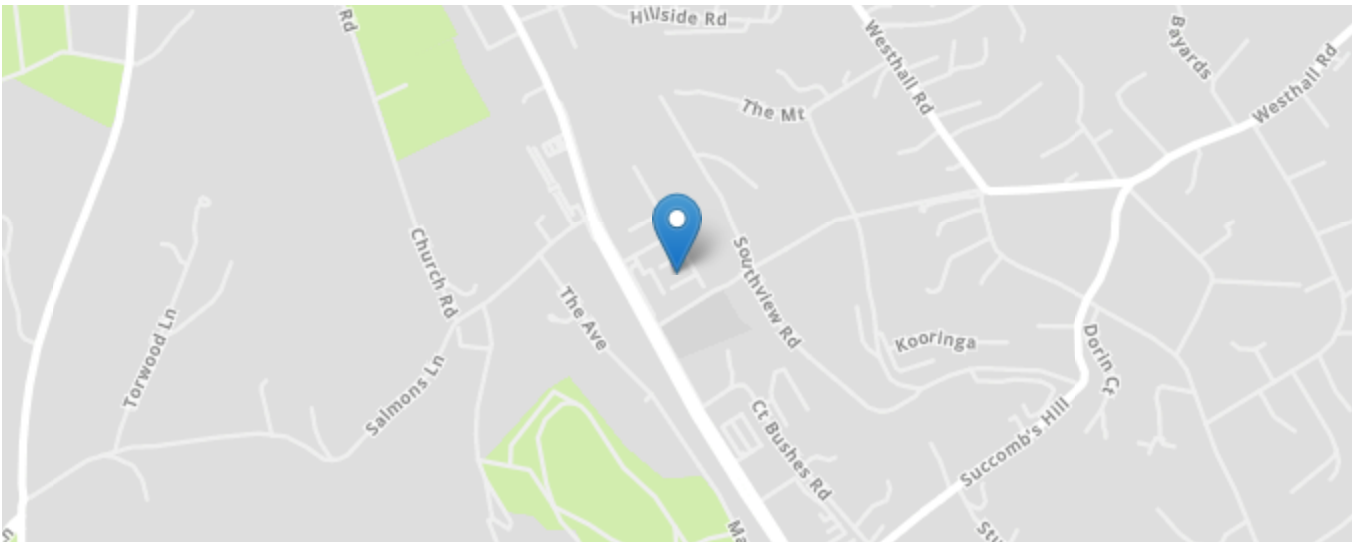
Bedroom

15' 4" to front of wardrobe x 8' 7" (4.67m x 2.62m)

Bathroom

8' 4" x 5' 7" (2.54m x 1.70m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	77
(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.