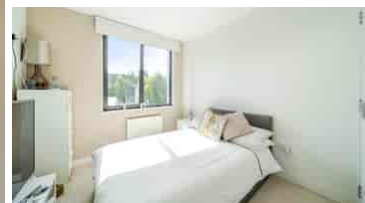


## £180,000 Shared Ownership

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



- Guideline Minimum Deposit £18,000
- Second Floor (building has a lift)
- Open Plan Kitchen/Reception Room
- Fitted Wardrobes in Both Bedrooms
- Parking Space
- Guide Min Income Dual £37.7k | Single £43.9k
- Approx. 620 Sqft Gross Internal Area
- Juliette Balcony
- 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 £240,000). This well-presented, south-west-facing flat is on the second floor and has a twenty-one-foot reception room with wood flooring, an open-plan kitchen area and a Juliette balcony. The bedrooms are comfortable doubles and both include a fitted wardrobe. The sleek bathroom features an upgraded shower and large-format floor tiles. 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 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.

**Housing Association:** A2Dominion.

**Tenure:** Leasehold (to be returned to 99 years on completion of sale).

**Share Available:** 75% (£180,000).

**Shared Ownership Rent:** N/A.

**Service Charge:** £214.01 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £37,700 | Single - £43,900 (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.

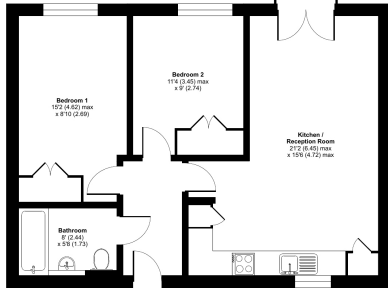
This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are 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 / 57.5 sq m

For identification only - Not to scale



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Readable). © Urbanmoves 2024. Produced for Urbanmoves. REF: 1519382

## DIMENSIONS

### SECOND FLOOR

#### Entrance Hall

#### Reception

21' 2" max. x 15' 6" max. (6.45m x 4.72m)

#### Kitchen

included in reception measurement

#### Bedroom 1

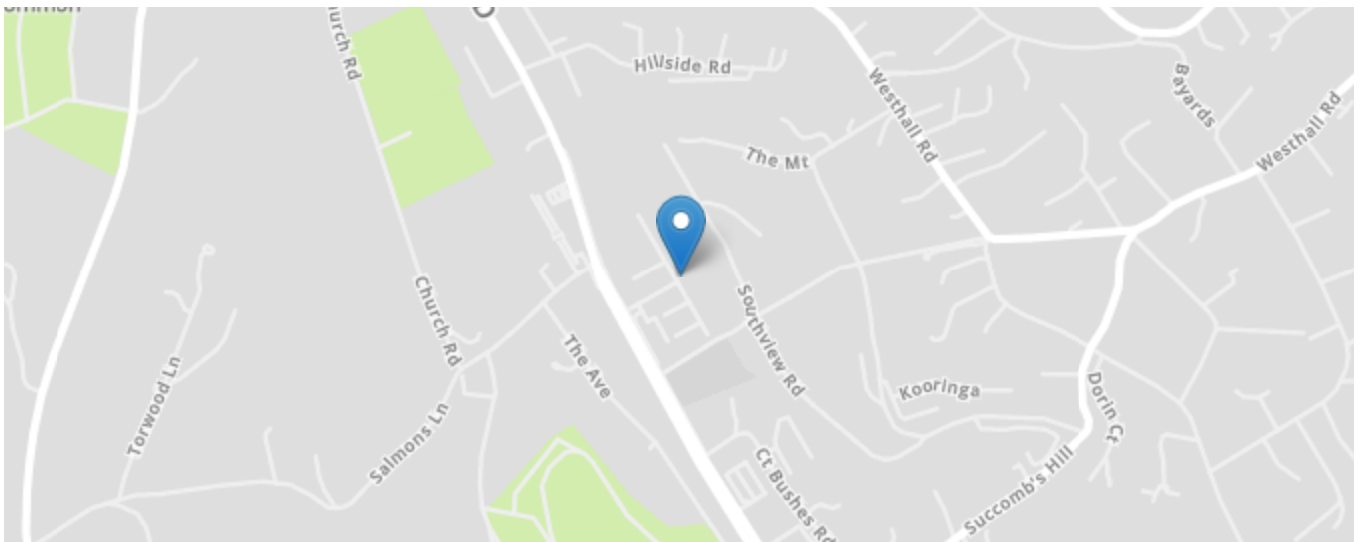
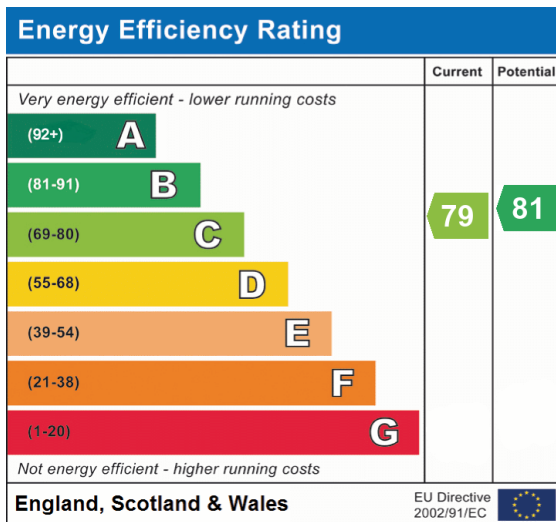
15' 2" max. x 8' 10" (4.62m x 2.69m)

#### Bedroom 2

11' 4" x 9' 0" (3.45m x 2.74m)

#### Bathroom

8' 0" x 5' 8" (2.44m x 1.73m)



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.