

£115,500 Shared Ownership

Saxon Court, Godstone Road, Whyteleafe, Surrey CR3 0GA



- Guideline Minimum Deposit £11,550
- First Floor
- Modern Double Glazing and Gas Central Heating
- Parking Space
- Guide Min Income Dual £29.5k | Single £34.6k
- Approx. 558 Sqft Gross Internal Area
- Juliette Balcony
- Minutes from Whyteleafe South Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 55% share. Full market value £210,000). A spacious, first-floor flat in the Well Farm Heights development. The property has a dual-aspect reception room with south-west-facing Juliette balcony and an open-plan kitchen featuring handle-less units and attractive, tiled splashbacks. The generously-sized bedroom includes a fitted wardrobe, there is a stylish bathroom and a naturally-lit 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 Saxon 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).

Minimum Share: 55% (£115,500). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £153.19 per month (subject to annual review).

Service Charge: £202.06 per month (subject to annual review).

Guideline Minimum Income: Dual - £29,500 | Single - £34,600 (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).

DIMENSIONS

FIRST FLOOR

Entrance Hall

Bedroom

16' 1" x 8' 8" (4.91m x 2.64m)

Reception

16' 2" x 15' 7" (4.92m x 4.76m)

Kitchen

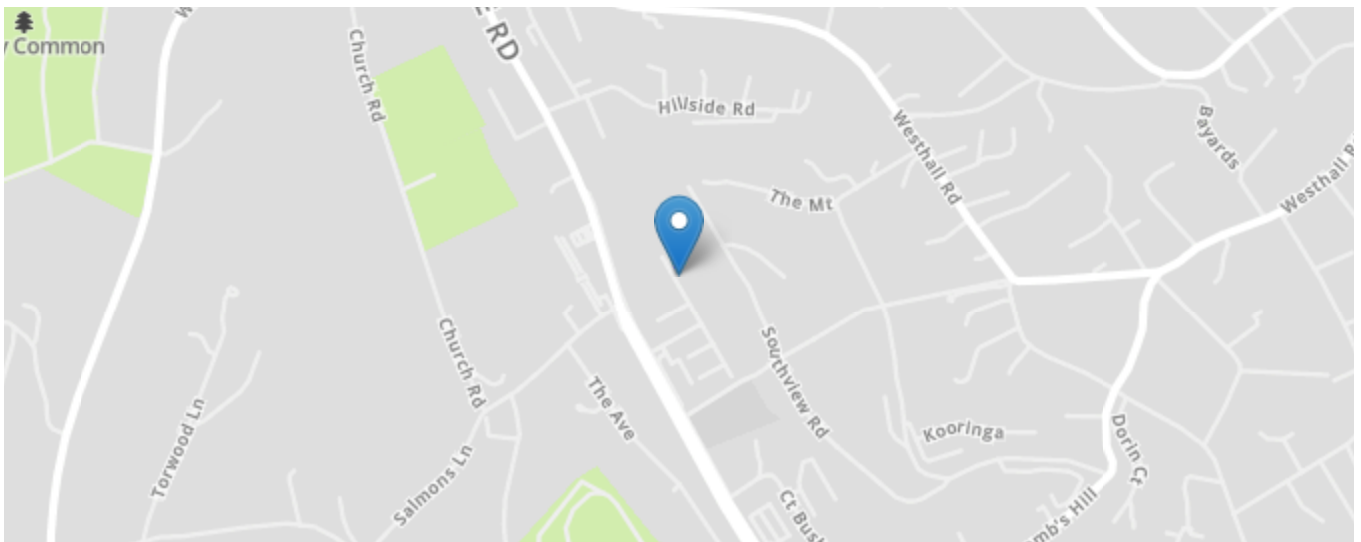
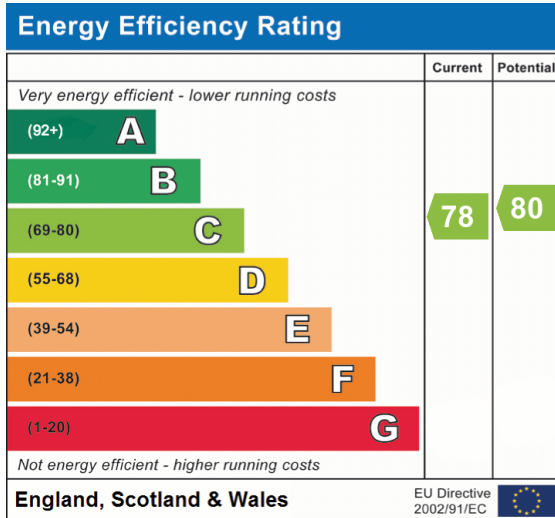
included in reception measurement

Bathroom

11' 2" max. x 5' 9" max. (3.40m x 1.76m)



1 Floor plan produced in accordance with NICE Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) (Residential). Produced for Urban Moves. REF: 124382



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.