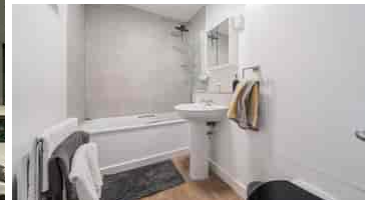


## £157,500 Shared Ownership

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



- Guideline Minimum Deposit £15,750
- First Floor with Juliette Balcony
- Open-Plan Kitchen/Reception
- Parking Space
- Guide Min Income Dual £31.5k | Single £37.7k
- Approx. 520 Sqft Gross Internal Area
- Fitted Wardrobes in Bedroom
- Minutes from Whyteleafe South Station

## GENERAL DESCRIPTION

**SHARED OWNERSHIP WITH NO RENT** (Advertised price represents 75% share. Full market value £210,000). A very smartly-presented, south-east-facing flat in the Well Farm Heights development. The property is on the first floor and features a twenty-foot, open-plan kitchen/reception room with Juliette balcony. The spacious bedroom includes a bank of built-in wardrobes, there is an attractive bathroom and a generously-sized entrance hall. Well insulated walls, modern double glazing and gas central heating make for a very 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 (115 years from 13/11/2006).

**Share Available:** 75% (£157,500).

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

**Service Charge:** £188.61 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £31,500 | Single - £37,700 (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

#### Reception

20' 1" x 11' 4" (6.12m x 3.45m)

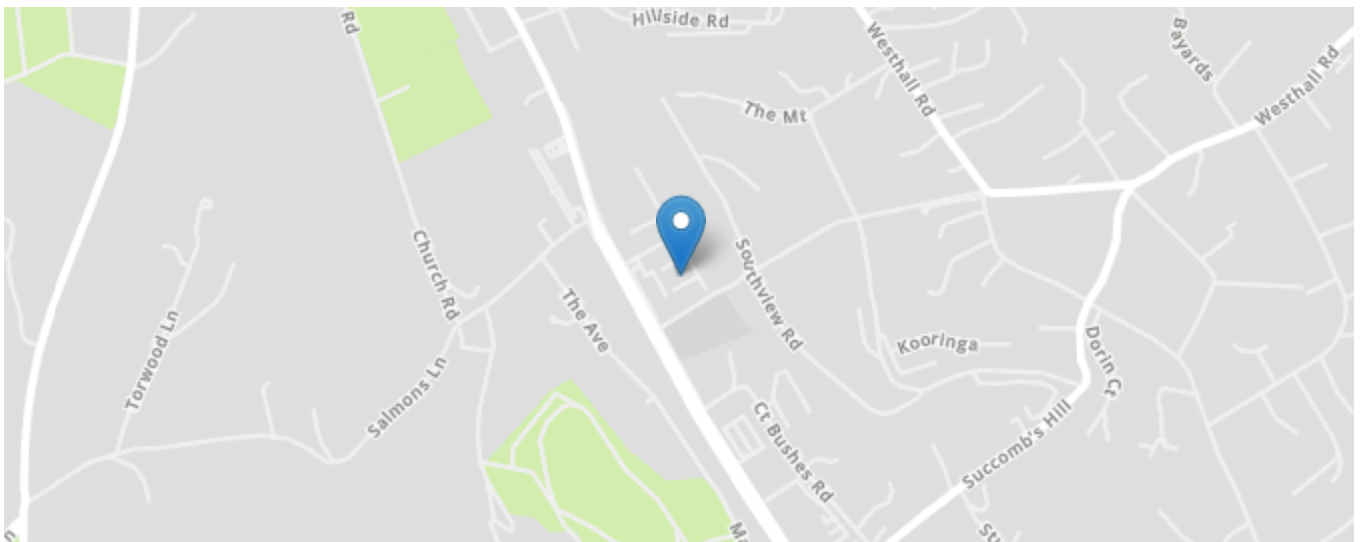
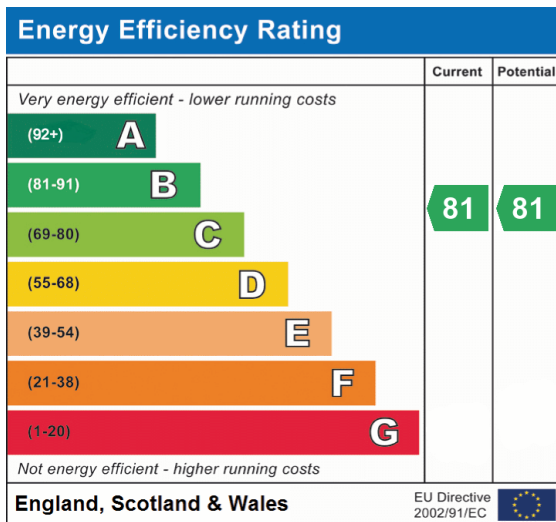
#### Kitchen

included in reception measurement

#### Bedroom

15' 6" x 8' 6" (4.72m 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.