

## £172,500 Shared Ownership

Cuthbert Court, Godstone Road, Whyteleafe, Surrey CR3 0GD



- Guideline Minimum Deposit £17,250
- Ground Floor
- Open Plan Kitchen/Reception Room
- Stylish Bathroom
- Parking Space
- Guide Min Income Dual £36.3k | Single £42.6k
- Approx. 612 Sqft Gross Internal Area
- Fitted Wardrobes in Both Bedrooms
- 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 £230,000). A beautifully-presented apartment in the Well Farm Heights development. This ground-floor property has a twenty-one-foot, open-plan kitchen/reception room with attractive flooring, a window at one end and west/south-west-facing doors at the other. There is a spacious main bedroom plus a second, comfortable, double bedroom. Both bedrooms include a fitted wardrobe. The bathroom has been upgraded by the current owner and there is a good-sized entrance hall. Well insulated walls, modern double glazing and gas central heating make for a good energy-efficiency rating. The apartment comes with use of an allocated parking space and 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% (£172,500).

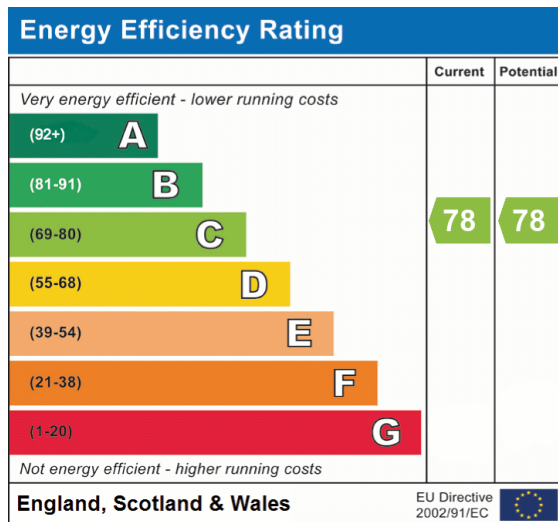
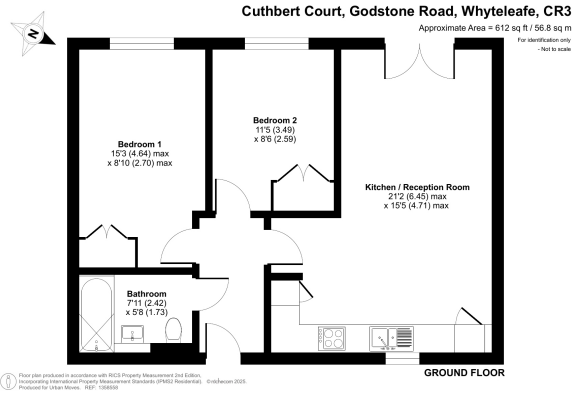
**Shared Ownership Rent:** N/A. No shared ownership rent charged on this property.

**Service Charge:** £224.30 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £36,300 | Single - £42,600 (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

### GROUND FLOOR

#### Entrance Hall

#### Reception

21' 2" max. x 15' 5" max. (6.45m x 4.71m)

#### Kitchen

included in reception measurement

#### Bedroom 1

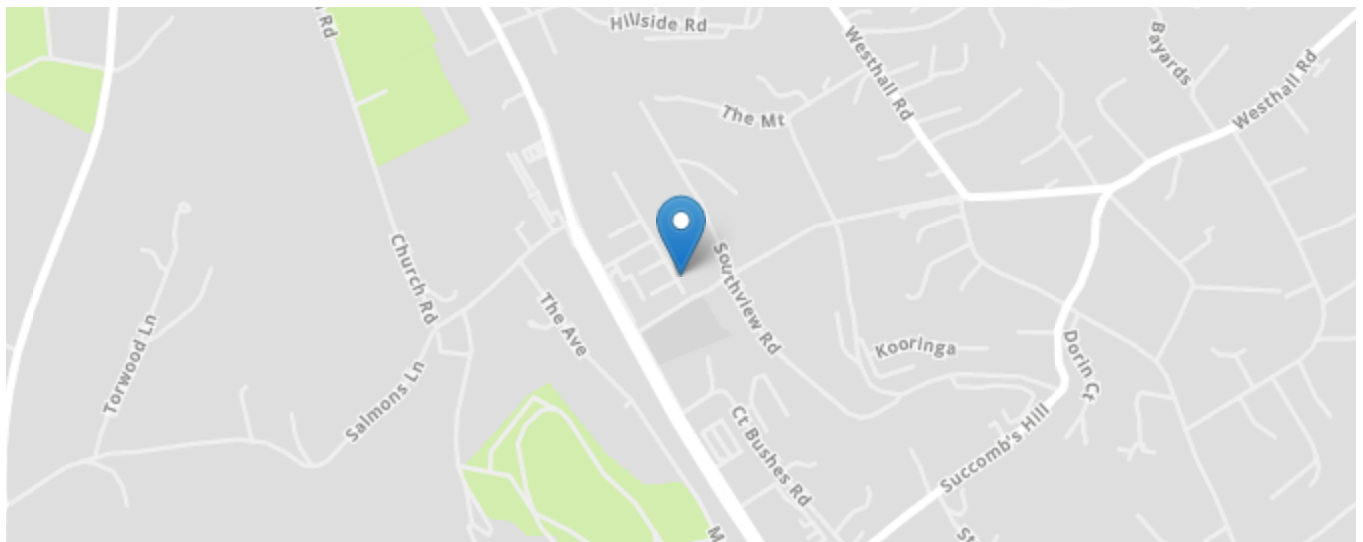
15' 3" max. x 8' 10" max. (4.64m x 2.70m)

#### Bedroom 2

11' 5" x 8' 6" (3.49m x 2.59m)

#### Bathroom

7' 11" x 5' 8" max. (2.42m 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.