

£150,000 Shared Ownership

Escomb Court, Godstone Road, Whyteleafe, Surrey CR3 0GH



- Guideline Minimum Deposit £15,000
- First Floor with Juliette Balcony
- Fitted Wardrobes in Bedroom
- Parking Space
- Guide Min Income Dual £30k | Single £35.1k
- Approx. 515 Sqft Gross Internal Area
- 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 £200,000). A very smartly-presented, first-floor flat in the Well Farm Heights development. The property has been extensively redecorated by the current owner and has a twenty-foot reception room with Juliette balcony and attractive, open-plan kitchen area. The generously-sized bedroom includes a bank of built-in wardrobes and the bathroom and entrance hallway are both quite spacious. 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 Escomb 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 (approximately 97 years remaining).

Share Available: 75% (£150,000).

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

Service Charge: £167.24 per month (subject to annual review).

Guideline Minimum Income: Dual - £30,000 | Single - £35,100 (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' 5" x 8' 7" (4.70m x 2.62m)

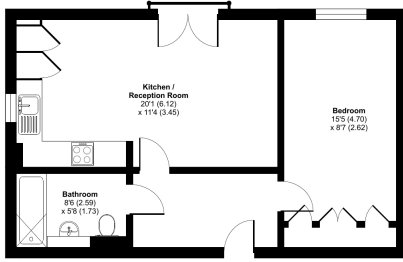
Bathroom

8' 6" x 5' 8" max. (2.59m x 1.73m)

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Approximate Area = 515 sq ft / 47.8 sq m

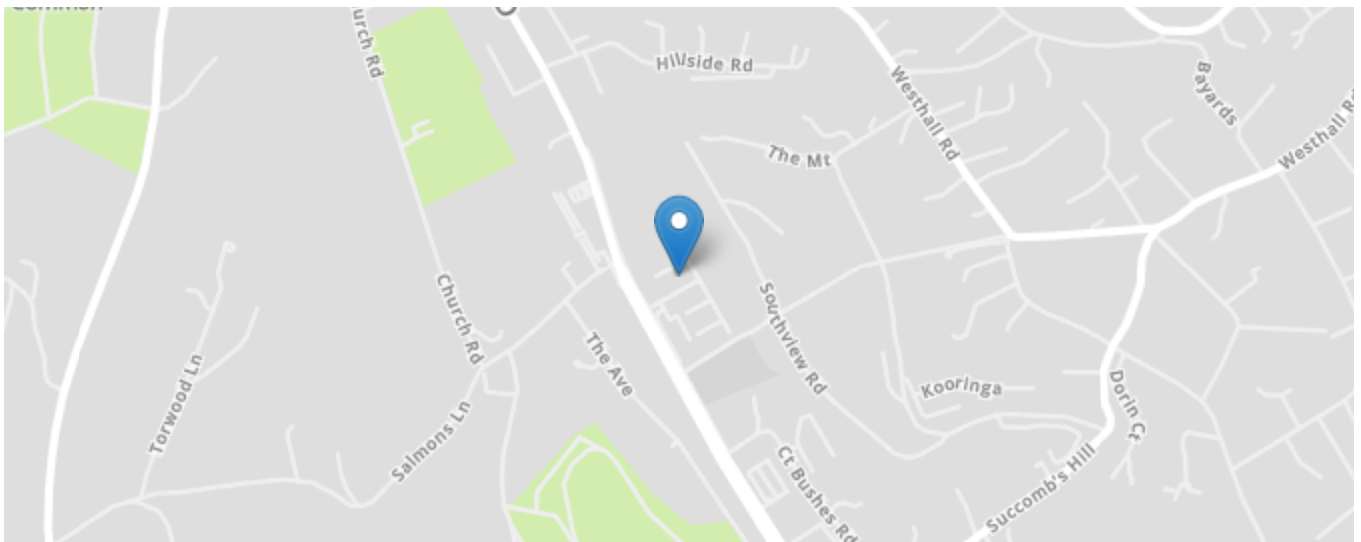
For identification only - Not to scale



FIRST FLOOR

ⓘ Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) Registered. © Urbanmoves 2025. Produced for Urban Moves. REF: 1380255

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	79
(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.