

## £150,000 Shared Ownership

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



- Guideline Minimum Deposit £15,000
- Top (Second) Floor
- Juliette Balcony
- Parking Space
- Guide Min Income Dual £30.7k | Single £36.5k
- Approx. 520 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 smartly-presented flat on the top (second) floor of this modern development. The property has a twenty-foot reception room with open-plan kitchen area and a west/south-west-facing Juliette balcony. There is a spacious entrance hallway, a generously-sized bedroom with fitted wardrobe, a bathroom with marble-style tiles. Well insulated walls and roof, double glazing and gas central heating make for a good energy-efficiency rating. The property 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 (will be returned to 99 years on completion of sale).

**Share Available:** 75% (£150,000).

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

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

**Guideline Minimum Income:** Dual - £30,700 | Single - £36,500 (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

### SECOND FLOOR

#### Entrance Hall

#### Reception

20' 9" max. x 11' 0" max. (6.32m x 3.35m)

#### Kitchen

included in reception measurement

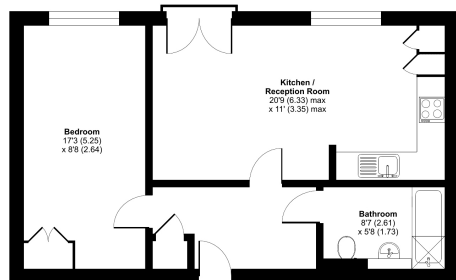
#### Bedroom

17' 3" x 8' 8" (5.25m x 2.64m)

#### Bathroom

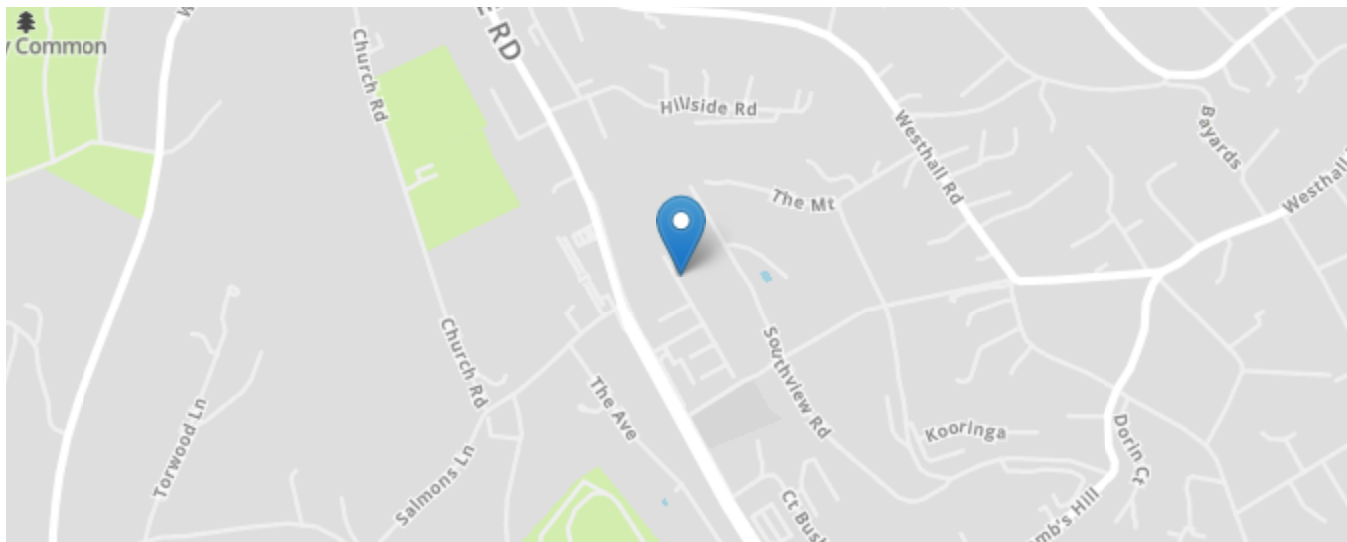
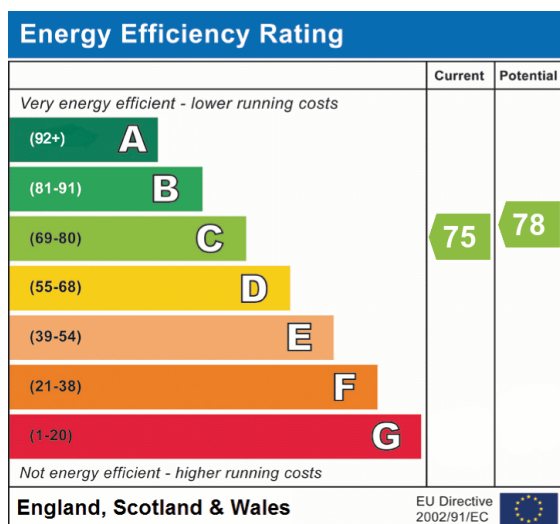
8' 7" x 5' 8" max. (2.62m x 1.73m)

**Godstone Road, Whyteleafe, CR3**  
Approximate Area = 520 sq ft / 48.3 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) Residential. ©Urbanmoves 2020.  
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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.