

£157,500 Shared Ownership

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



- Guideline Minimum Deposit £15,750
- Ground Floor
- Open Plan Kitchen/Reception Room
- Parking Space
- Guide Min Income - Dual £31.5k Single £33.8k
- Approx. 554 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 £210,000). This stylishly-presented, ground-floor apartment has a spacious reception room with large-format tiles and semi-open-plan kitchen area. The seventeen-foot bedroom includes a bank of built-in wardrobes, there is a smart, monochrome bathroom and a generously-sized entrance hall. Well insulated walls, modern double glazing and gas central heating make for a good energy-efficiency rating. The property 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 (will be returned to 99 years on completion of sale).

Share Available: 75% (£157,500).

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

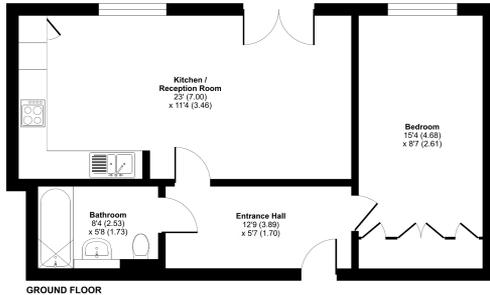
Service Charge: £132.60 per month (subject to annual review).

Guideline Minimum Income: Dual - £31,500 | Single - £33,800 (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).

Greensted Court, Godstone Road, Whyteleafe, CR3
Approximate Area = 554 sq ft / 51.4 sq m
For information only - Not to scale



GROUND FLOOR

Plan also produced in accordance with RICS Property Measurement 2nd Edition, Approved Residential Property Measurement Standards (APRS Residential), 6th Edition 2022. Produced by Urban Moves, REF: 108875

DIMENSIONS

GROUND FLOOR

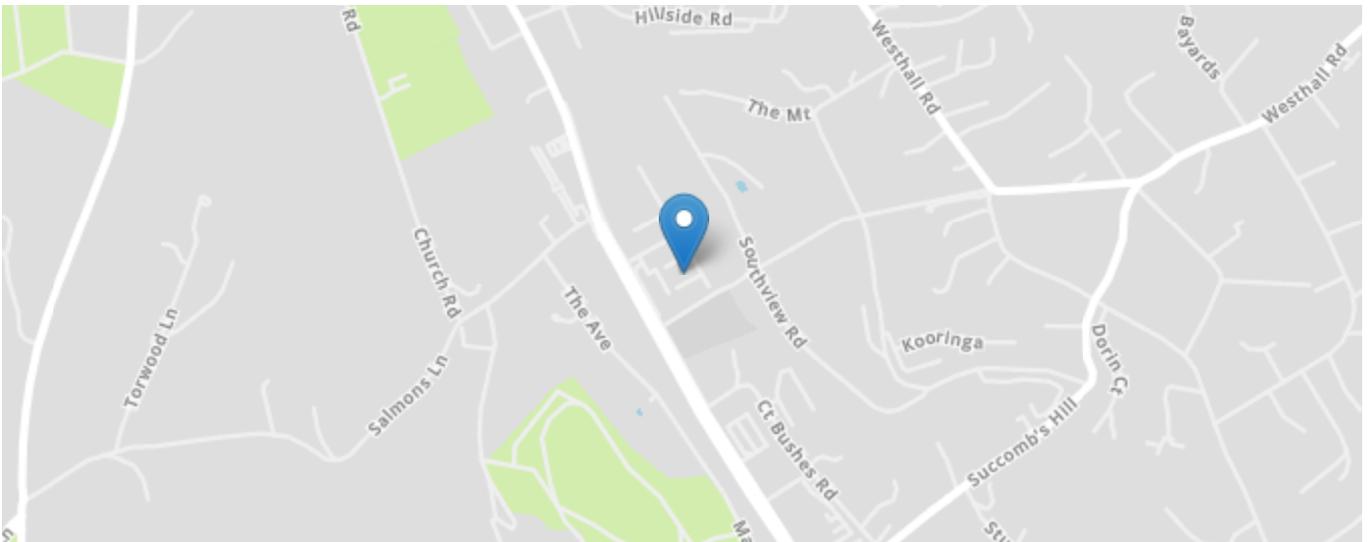
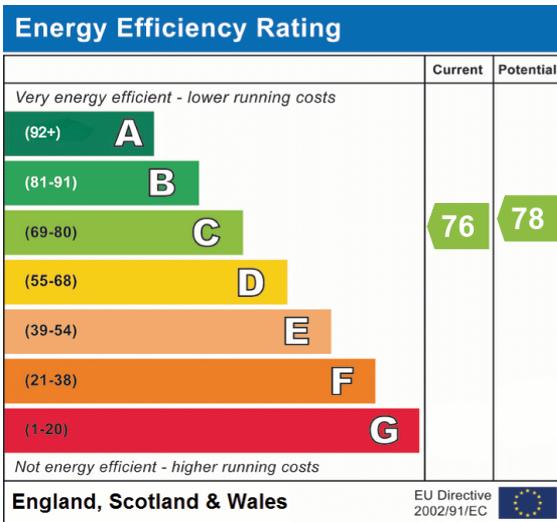
Entrance Hall
12' 9" x 5' 7" (3.89m x 1.70m)

Reception
23' 0" x 11' 4" (7.00m x 3.46m)

Kitchen
included in reception measurement

Bedroom
17' 5" max. or 15'4 to front of wardrobes x 8' 7"
(5.31m/4.68m x 2.61m)

Bathroom
8' 4" x 5' 8" max. (2.53m 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.