

£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 £37.7k
- 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:** £188.61 per month (subject to annual review).

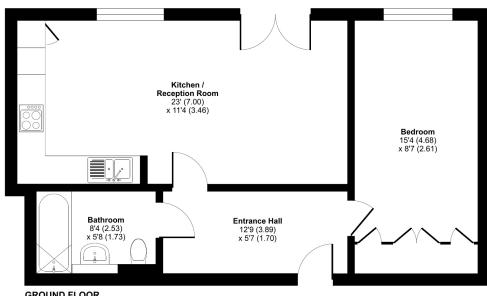
**Guideline Minimum Income:** Dual - £31,500 | Single - £37,700 (based on minimum share and 10% deposit).

**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

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



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Produced for Urban Moves. REF: 1368975.

### 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

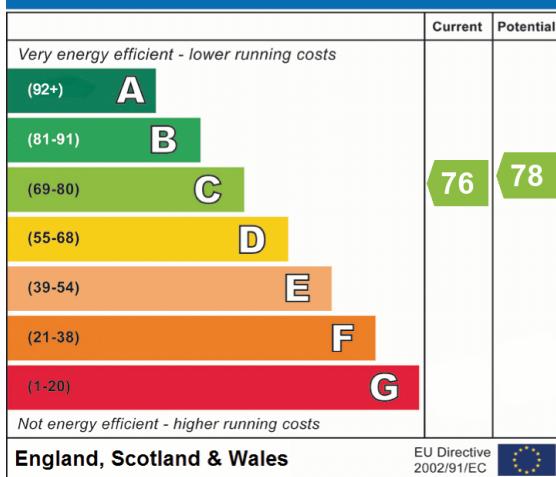
#### Bedroom

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)

### Energy Efficiency Rating



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.