

£210,000 Leasehold

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



- Ground Floor
- Spacious Entrance Hall
- Fitted Wardrobes in Bedroom
- Parking Space
- Approx. 554 Sqft Gross Internal Area
- Open Plan Kitchen/Reception Room
- Modern Double Glazing and Gas Central Heating
- Minutes from Whyteleafe South Station

GENERAL DESCRIPTION

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.

Tenure: Leasehold (will be returned to 99 years on completion of sale).

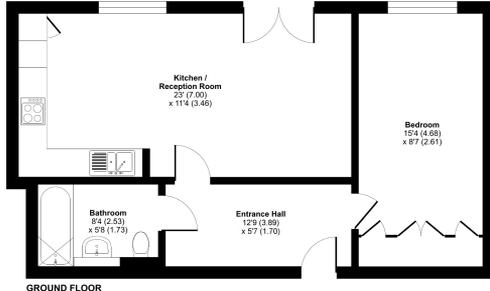
Service Charge: £132.60 per month (subject to annual review).

Council Tax: Band C, Tandridge District Council.

Please Note: This property is currently part-owned by A2Dominion Housing Association but is offered as a 100% open-market sale. Upon completion, the full leasehold title would transfer to the buyer.

This property is offered for sale in the condition seen. 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).

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Approximate Area = 554 sq ft / 51.4 sq m
For information only - Not to scale



GROUND FLOOR

1 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Approved Residential Property Measurement Standards (APMS 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

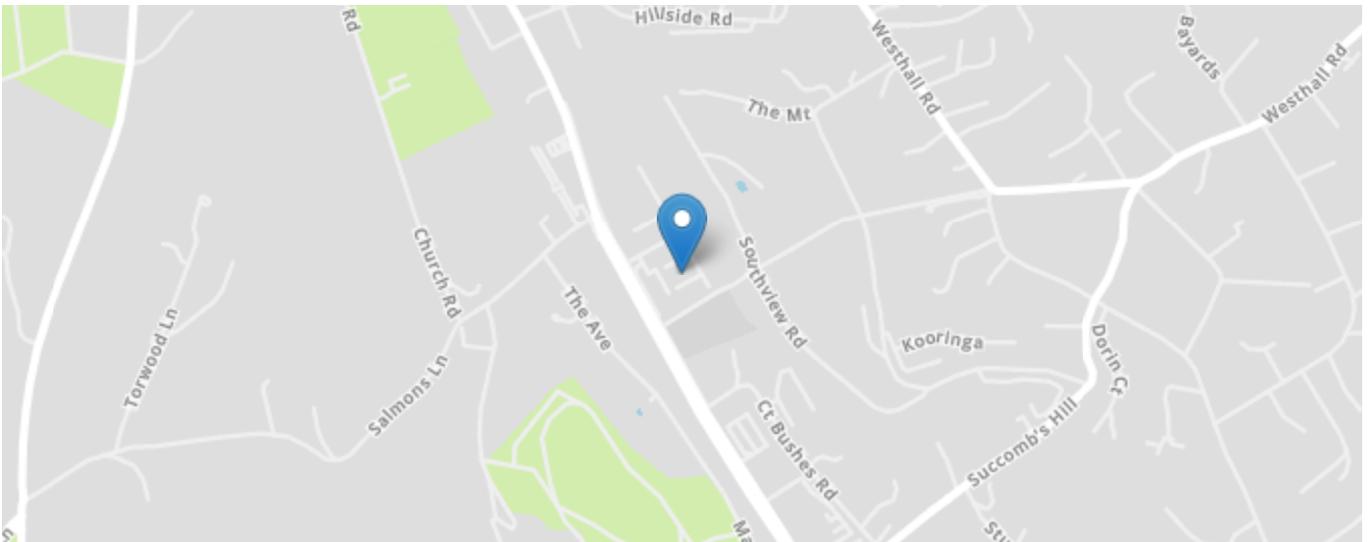
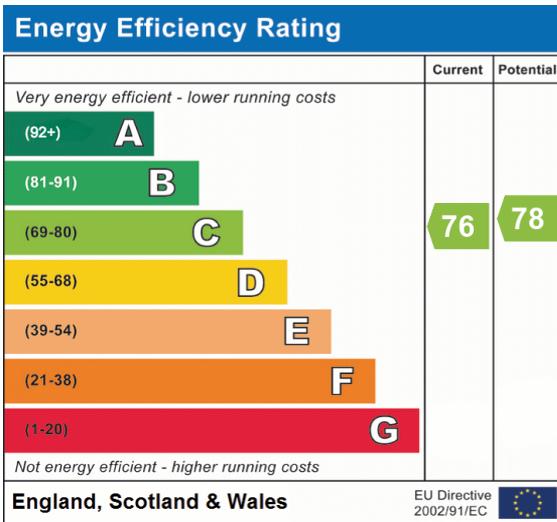
included in reception measurement

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.