

£123,750 Shared Ownership

Cuthbert Court, Godstone Road, Whyteleafe, Surrey CR3 0GD



- Guideline Minimum Deposit £12,375
- Third Floor (building has a lift)
- Open Plan Kitchen/Reception Room
- Parking Space
- Guideline Min Income £33.4k dual | £39.7k single
- Approx. 620 Sqft Gross Internal Area
- Modern Double Glazing and Gas Central Heating
- Minutes from Whyteleafe South Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 55% share. Full market value £225,000). A well-proportioned, predominantly south-west-facing apartment in the Well Farm Heights development. The third-floor property features a twenty-one-foot, open-plan kitchen/reception room with windows at either end. The two bedrooms are comfortable doubles and both include a fitted wardrobe. Modern insulation standards, double glazing and gas central heating make for a good energy-efficiency rating. The apartment comes with use of a parking space plus Cuthbert Court is just minutes from Whyteleafe South Station for rail services between Caterham and London Bridge.

Housing Association: A2Dominion.

Tenure: Leasehold (125 years from 2005).

Minimum Share: 55% (£123,750). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £185.58 per month (this figure is from April 2024 and subject to annual review).

Service Charge: £248.04 per month (this figure is from April 2024 and subject to annual review).

Guideline Minimum Income: Dual - £33,400 | Single - £39,700 (based on minimum share and 10% deposit).

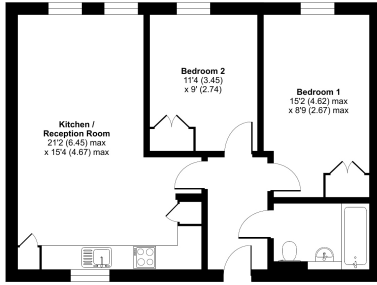
Council Tax: Band C, Tandridge District Council. Priority is given to applicants living and/or working in this local authority.

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

Cuthbert Court, Godstone Road, Whyteleafe, CR3

Approximate Area = 620 sq ft / 57.6 sq m
For information only - Not to scale



Approved by the Energy Rating Agency (ERA) in accordance with the Energy Rating Agency (ERA) Standards (2015) (Approved by the Energy Rating Agency (ERA) in accordance with the Energy Rating Agency (ERA) Standards (2015) (Approved by the Energy Rating Agency (ERA) in accordance with the Energy Rating Agency (ERA) Standards (2015))

THIRD FLOOR

Entrance Hall

Reception

21' 2" max. x 15' 4" max. (6.45m x 4.67m)

Kitchen

included in reception measurement

Bedroom 1

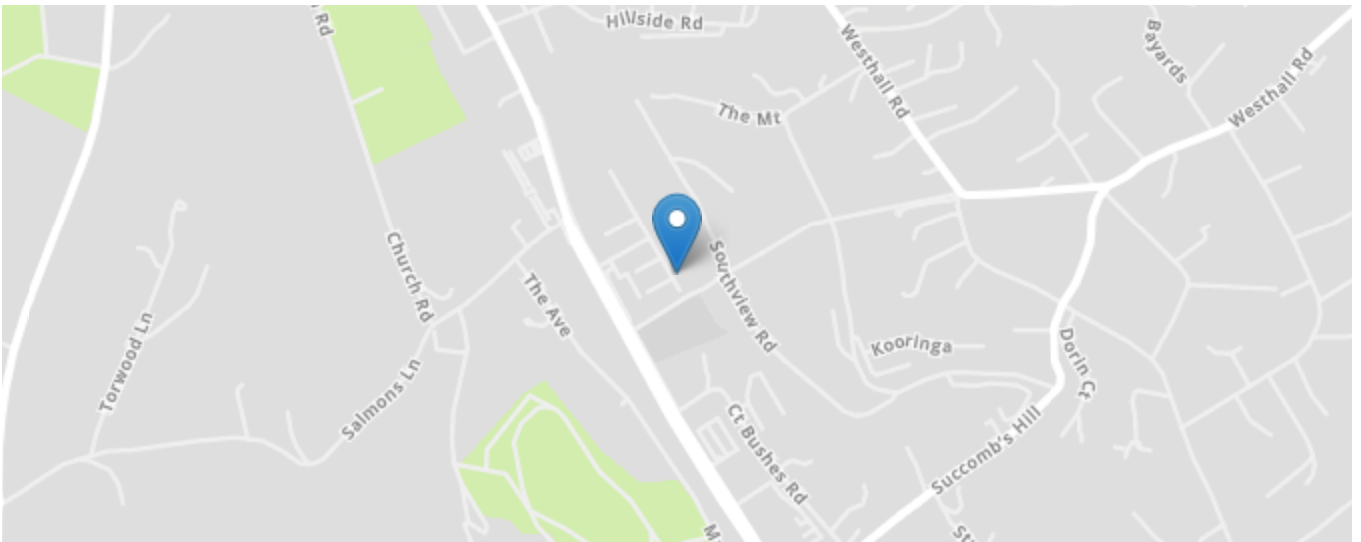
15' 2" max. x 8' 9" max. (4.62m x 2.67m)

Bedroom 2

11' 4" x 9' 0" (3.45m x 2.74m)

Bathroom

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