

## £157,500 Shared Ownership

Bradwell Court, Godstone Road, Whyteleafe, Surrey CR3 0GJ



- Guideline Minimum Deposit £15,750
- Top (Second Floor) with Juliette Balcony
- Open Plan Kitchen/Reception Room
- Parking Space
- Guide Min Income - Dual £31.9k Single £38.2k
- Approx. 510 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). A well-proportioned, one-bedroom apartment in the Well Farm Heights development. This top-floor, south/south-east-facing property has a twenty-foot reception room with Juliette balcony and open-plan kitchen area. There is a large bedroom with a bank of fitted wardrobes, a white-tiled bathroom with mosaic detailing and a spacious entrance hallway. Well insulated walls, modern double glazing and gas central heating make for a good energy-efficiency rating. The apartment comes with use of an off-street parking space and is also just minutes from Whyteleafe South Station for rail services between Caterham and London Bridge.

**Housing Association:** A2Dominion.

**Tenure:** Leasehold (currently 82 years remaining, will be extended back to 99 years on completion of sale).

**Share Available:** 75% (£157,500).

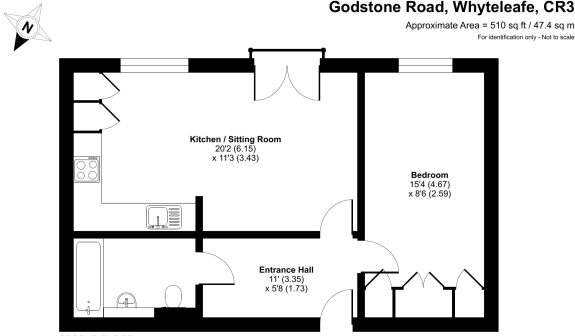
**Shared Ownership Rent:** Not applicable. No shared ownership rent payable on this property.

**Service Charge:** £200.70 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £31,900 | Single - £38,200 (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).



RICS Property Measurement  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Requirements. © Urban Moves 2024. Produced by Urban Moves. REF: 1102095

## DIMENSIONS

### SECOND FLOOR

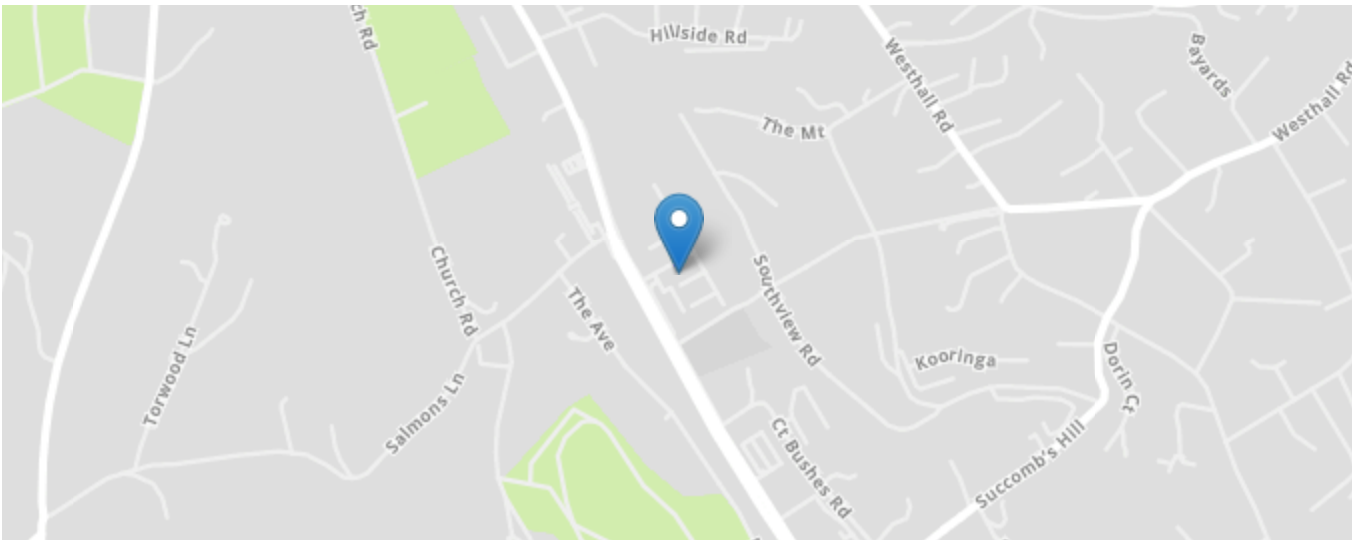
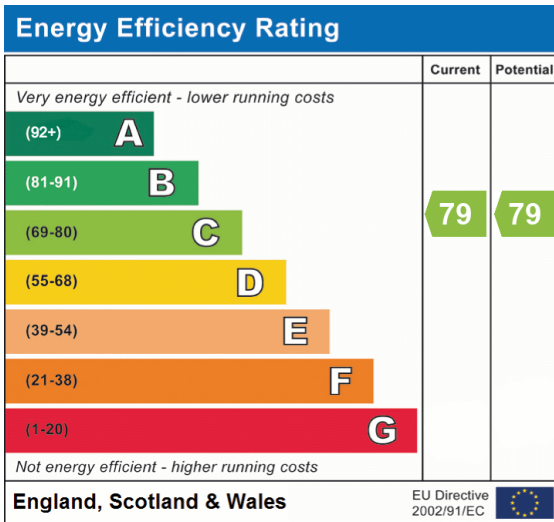
**Entrance Hall**  
11' 0" x 5' 8" (3.35m x 1.73m)

**Reception**  
20' 2" x 11' 3" (6.15m x 3.43m)

**Kitchen**  
included in reception measurement

**Bedroom**  
15' 4" to front of wardrobe x 8' 6" (4.67m x 2.59m)

**Bathroom**



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.