



*Mc.* MONOCHROME | HOMES

125 Godstone Road, Whyteleafe, CR3 0EH

Offers in excess of  
£200,000

# PROPERTY SUMMARY

## OVERVIEW

Presented to the market chain free this purpose built ground floor one bedroom apartment built in 2016 offers open plan living space and off street parking. The property is set within a modern development a stones throw away from Upper Warlingham and Whyteleafe train station.

### Accommodation

The apartment provides a bright open plan kitchen/living/dining room with french style doors that open out onto a patio area to the front of the property. The high gloss kitchen is fitted with integrated appliances and ample worktop space. The accommodation provides master bedroom, which is generous in size and offers fitted wardrobes ideal for storage. A family bathroom provides a three piece bathroom suite and under floor heating. This apartment is set within an modern development and is 1 of 9. It provides allocated parking and a phone entry system.

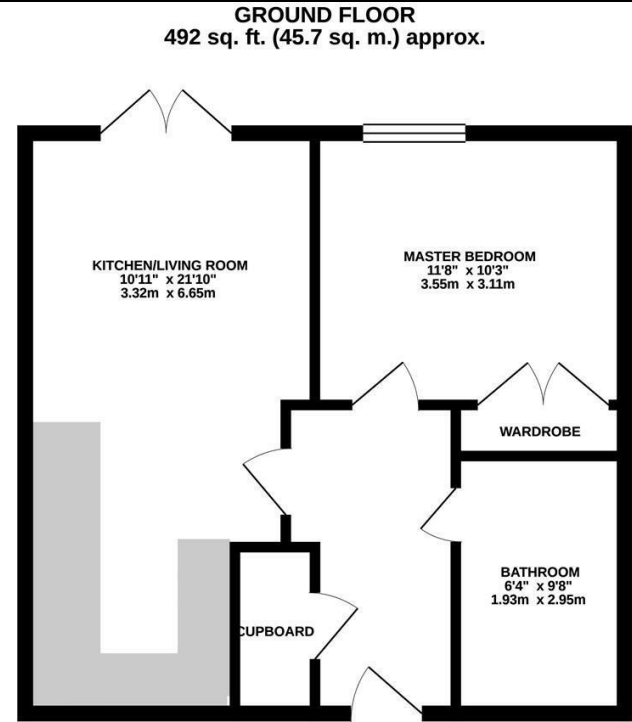
### Location

Whyteleafe offers an escape from the hustle and bustle of city life, yet being under half an hour to London Victoria or London Bridge and less than an hour to the famous coastal town of Brighton, Voberry Place is really in an ideal location. Set within a short walk to main line train stations you are spoiled with the choice of Whyteleafe and Upper Warlingham. Situated on the bus route of the 407 which allows commuters direct access to Croydon and Sutton.

### Disclaimer

"These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested."



TOTAL FLOOR AREA: 492 sq. ft. (45.7 sq. m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions
(81-91) <b>B</b>	<b>85</b>	<b>85</b>	(92 plus) <b>A</b>
(69-80) <b>C</b>			(81-91) <b>B</b>
(55-68) <b>D</b>			(69-80) <b>C</b>
(39-54) <b>E</b>			(55-68) <b>D</b>
(21-38) <b>F</b>			(39-54) <b>E</b>
(1-20) <b>G</b>			(21-38) <b>F</b>
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

58 CASTLE WALK, REIGATE, SURREY, RH2 9PX  
T: 01737 400 096 | E: HELLO@MONOCHROMEHOMES.CO.UK | MONOCHROMEHOMES.CO.UK

