



00 Godstone Road, Whyteleafe, CR3 0EG Offers in excess of £270,000

**** OFFERED WITH NO ONWARD CHAIN ****

Don't miss out on this opportunity to purchase a spacious maisonette which is centrally located on Godstone Road in the village of Warlingham in Surrey. A well regarded area and for those looking to commute into the city of London, this position is sought after. Along with the M25 a short drive away there are also plenty of rail links.

This home is ideal for an investment or to live in and we strongly suggest a visit.

The accommodation on offer briefly consists: Entrance on the ground floor with stairs leading to the first floor living/landing. Doors then lead to the reception room, the kitchen which is fitted with base and wall units along with space for white goods, three bedrooms, the house bathroom and a separate WC.

This home also has the added benefit of a garage and a garden.



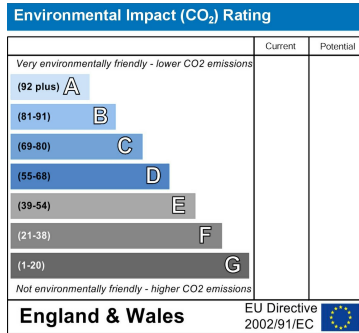
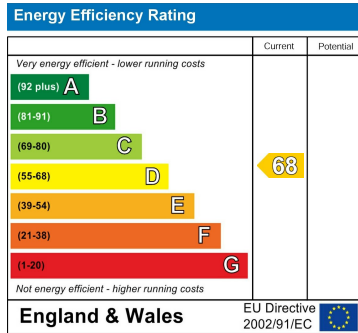
Disclaimer

- 1. MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2. General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- 3. Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
- 4. Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
- 5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.**

Leasehold Information

981 years remaining on the lease
 Ground rent: £0 per annum
 Maintenance charge: £0 per month
 Share of freehold

This information is provided by the vendor and should be verified during the conveyancing process.



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