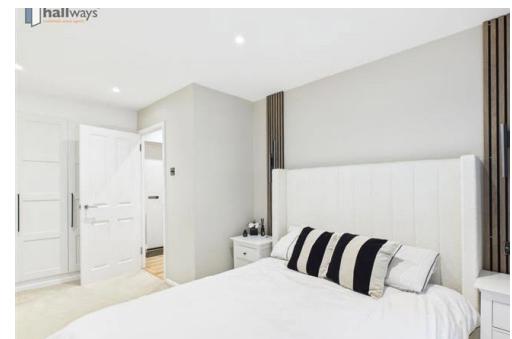




## WHITEGATES, COURT BUSHES ROAD, WHYTELEAFE

A well-presented one-bedroom flat located in a convenient and sought-after part of Whyteleafe. The property offers a bright open-plan living and dining area with modern finishes, a fitted kitchen, a comfortable double bedroom and a contemporary bathroom. Well located - must see flat.

**£249,995** Leasehold | Stylish First Time Buy





The flat features a bright and stylish open-plan living and dining area, designed for both relaxing and entertaining. This well-proportioned space benefits from large windows with white shutters, allowing plenty of natural light to flow through while maintaining privacy.

The living area is finished with contemporary wood-effect flooring and a striking feature slatted wall, creating a modern yet warm focal point. Recessed ceiling spotlights add to the clean, streamlined feel and provide excellent lighting throughout the space.

There is ample room for a comfortable seating area as well as a dedicated dining space, ideal for everyday living or hosting guests. The neutral décor enhances the sense of space and offers a versatile backdrop for a range of interior styles.

The well-appointed kitchen features modern fixtures and efficient storage, making everyday cooking a pleasure.

The double bedroom offers plenty of room for a comfortable bed and wardrobes, while large windows continue the theme of light and space. The stylish feature slatted wall is also carried through to the bedroom for continuity throughout this well presented flat.

The bathroom is clean and functional with stylish finishes, completing a home that feels both fresh and ready to move into.

Location is a standout feature of this property. Whyteleafe offers excellent commuter links, including easy access to local rail services into London and surrounding towns. Local shops, cafes, parks, and amenities are all within easy reach, making this a truly convenient place to live.

Whether you're a buyer looking to step onto the property ladder or an investor seeking a desirable rental opportunity, this lovely flat represents excellent value and lifestyle appeal.

Permit Parking for one car. 2 visitors bay are available on site.

Part boarded - Large loft area.

Take a tour with Hallways' exclusive 3D VR and get in touch to book your in person viewing: [hello@hallwaysproperty.uk](mailto:hello@hallwaysproperty.uk)

**Tenure: Leasehold (89 years)**

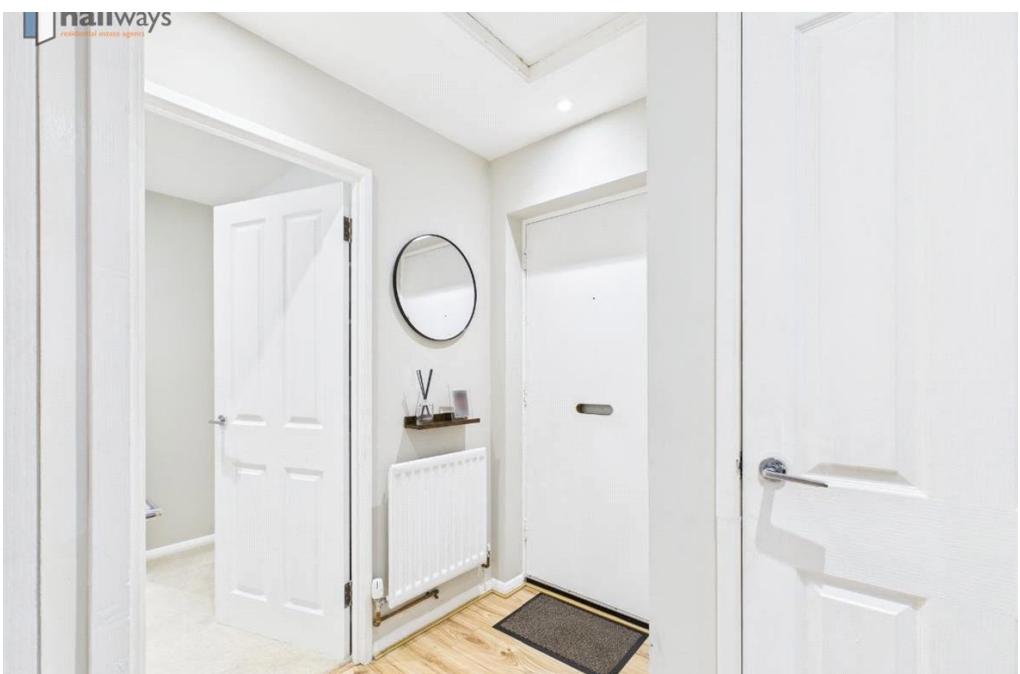
**Ground Rent: £470 per year**

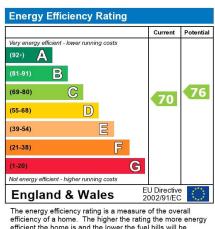
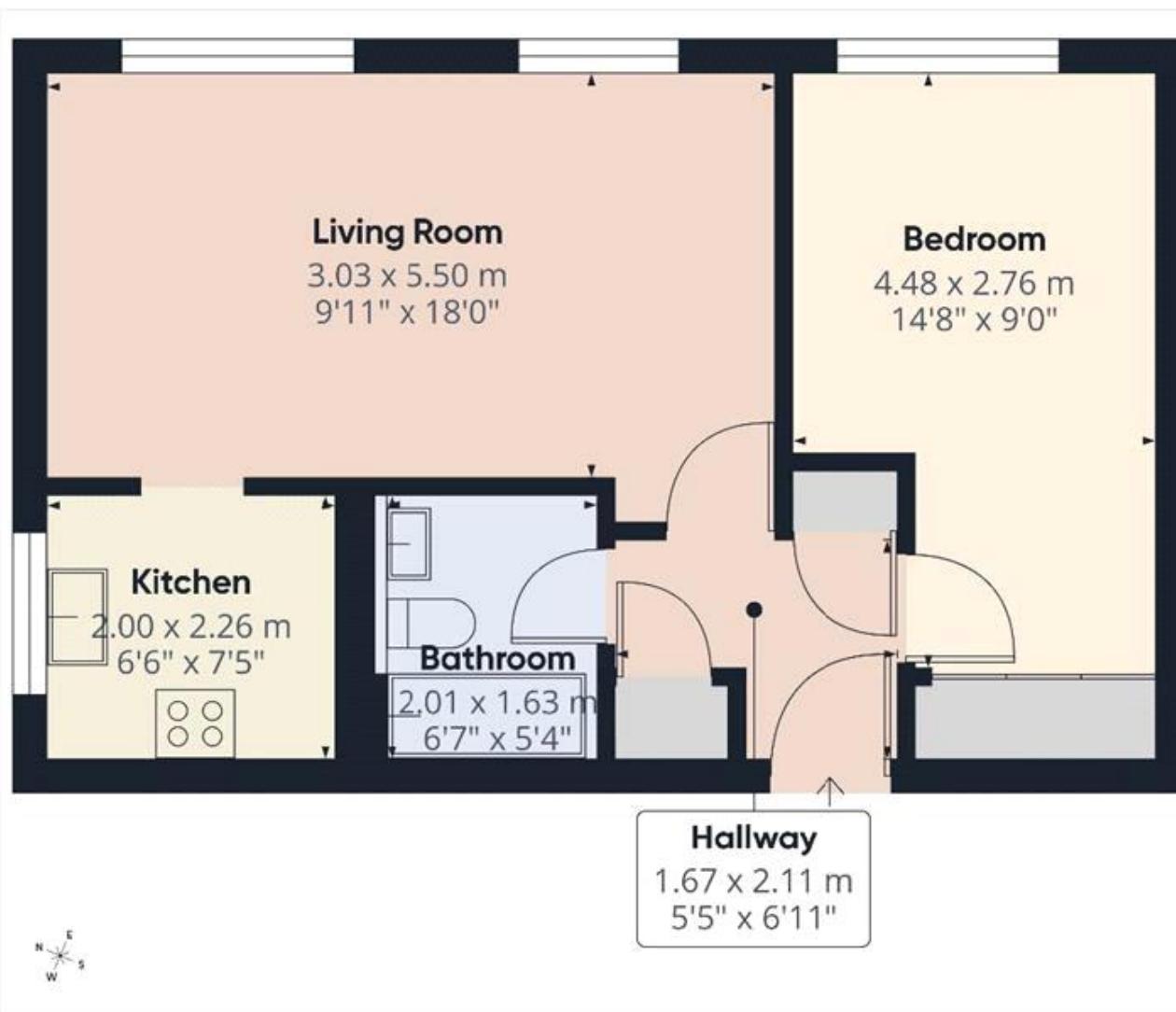
**Service Charge: £1,650.72 per year**

- 1 bedroom apartment
- Large Loft
- Quiet residential development

- Resident's Parking
- Stylish Decor







Viewing by appointment only  
Hallways Estates Limited

Rothie Barn, Croydon Lane, Banstead, Surrey SM7 3BG  
Tel: 07903162312 Email: hello@hallwaysproperty.uk Website: hallwaysproperty.uk/

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.