

£125,000 Shared Ownership

Bluebells, Trasher Mead, Dorking, Surrey, RH4 2NB



- Guideline Minimum Deposit £12,500
- First (Top) Floor
- High Performance Glazing
- Communal Parking
- Guideline Income Dual £28.4k, Single £33.6k
- Approx. 595 Sqft Gross Internal Area
- Gas Central Heating
- Short Bus/Cycle Ride from Town Centre

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 50% share. Full market value £250,000). This spacious flat is on the top (first) floor and features a 22' dual-aspect, open-plan reception/kitchen with Juliette balcony. There is a good-sized bedroom with fitted wardrobe, a sleek, modern bathroom and useful hallway storage. Energy-efficiency and environmental-impact ratings are very good, thanks to well insulated walls/roof, high performance glazing and gas central heating. Bluebells has communal parking and is within a short cycle or bus ride of Dorking town centre.

Tenure: Leasehold (approximately 122 years remaining)

Minimum Share: 50% (£125,000). The housing association will expect you to purchase the largest share that is affordable.

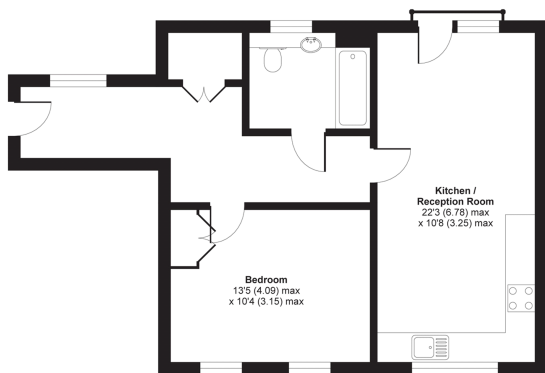
Shared Ownership Rent: £245.44 per month. The rent is subject to annual review.

Service Charge: £149.94 per month. The service charge is subject to annual review.

Guideline Minimum Household Income: £28,400 assuming dual incomes and a 10% deposit of a 50% share. Equivalent single-income figure would be £33,600.

Council Tax: Band A, Mole Valley (£1261.75 for 2019-20). Priority may be given to applicants that currently live and/or work in the District of Mole Valley.

The property is offered for sale on a sold-as-seen basis. Clarion Housing do not offer any warranties on the domestic appliances in the property or undertake to carry out any remedial work or redecoration work of a cosmetic nature. Pets not permitted (except assistance animals).



FIRST FLOOR

DIMENSIONS

RECEPTION
22' 3" max. x 10' 8" max. (6.78m x 3.25m)

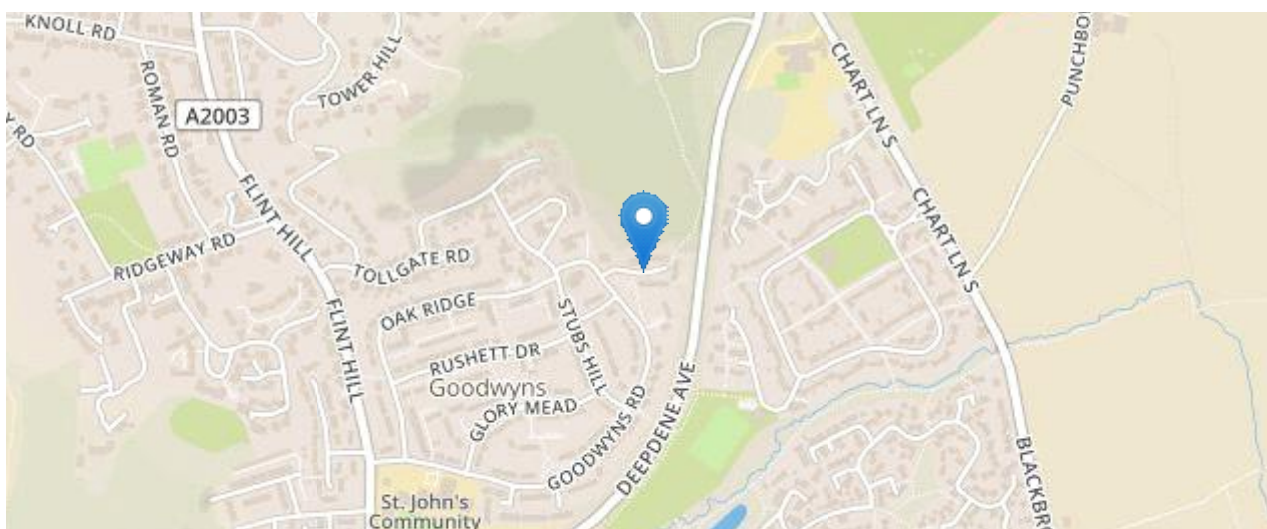
KITCHEN
included in reception measurement

BEDROOM
13' 5" max. x 10' 4" max. (4.09m x 3.15m)

BATHROOM

| Environmental Impact (CO ₂) Rating | |
|---|-----------|
| Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | |
| (92 to 100) A | |
| (81 to 91) B | 90 |
| (69 to 80) C | 90 |
| (55 to 68) D | |
| (39 to 54) E | |
| (21 to 38) F | |
| (1 to 20) G | |
| Not environmentally friendly - higher CO ₂ emissions | |
| England, Wales & N.Ireland | |
| EU Directive 2002/91/EC | |

| Energy Efficiency Rating | |
|---|-----------|
| Current | Potential |
| Very energy efficient - lower running costs | |
| (92 to 100) A | |
| (81 to 91) B | 85 |
| (69 to 80) C | 86 |
| (55 to 68) D | |
| (39 to 54) E | |
| (21 to 38) F | |
| (1 to 20) G | |
| Not energy efficient - higher running costs | |
| England, Wales & N.Ireland | |
| 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.