

£198,000 Shared Ownership

Thrower Place, Dorking, Surrey RH5 4GD



- Guideline Minimum Deposit £19,800
- Two Storey, Two Bedroom, Mid Terrace House
- Bathroom, Shower Room and Cloakroom
- Rear Garden
- Guide Min Income - Dual £57.6k Single £63.4k
- Approx. 772 Sqft Gross Internal Area
- Modern Double Glazing and Gas Central Heating
- Covered Parking Space

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 55% share. Full market value £360,000). This well-presented, mid-terrace property has a conventional, modern internal layout with a spacious kitchen and ground-floor cloakroom at the front and a rear reception room with patio doors. These lead out to a west-facing, terraced, garden. On the first floor of the house is a main bedroom with built-in wardrobes and a naturally-lit, en-suite shower room plus a second comfortable double bedroom and family bathroom. Wall and roof insulation, double glazing and gas central heating make for a good energy-efficiency rating. The property comes with use of a covered parking space plus Dorking Railway Station and Dorking Deepdene, for services to Horsham/London Victoria/Waterloo and Reading/Gatwick Airport respectively, can also be reached via brief bus or bike ride.

Housing Association: A2Dominion.

Tenure: Leasehold (125 years from 2006).

Minimum Share: 55% (£198,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £440.83 per month (subject to annual review).

Service Charge: £107.57 per month (subject to annual review).

Guideline Minimum Income: Dual - £57,600 | Single - £63,400 (based on minimum share and 10% deposit).

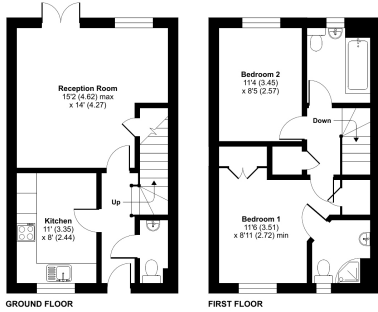
Council Tax: Band D, Mole Valley District Council. Priority is given to applicants living and/or working in this local authority.

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.



Throrer Place, Dorking, RH5

Approximate Area = 772 sq ft / 71.7 sq m
For identification only - Not to scale



Approved by the RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) (December 2018). Produced for Urban Moves. REF: 1081155

DIMENSIONS

GROUND FLOOR

Entrance Hallway

Cloakroom

Kitchen

11' 0" x 8' 0" (3.35m x 2.44m)

Reception Room

15' 2" max. x 14' 0" (4.62m x 4.27m)

FIRST FLOOR

Landing

Bedroom 1

11' 6" x 8' 11" min. (3.51m x 2.72m)

En-Suite Shower Room

Bedroom 2

11' 4" x 8' 5" (3.45m x 2.57m)

Bathroom

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		92
(81-91) B		
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	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.