

£133,750 Shared Ownership

Elton House, 36 Electric Close, Godalming, Surrey GU7 1WQ



- Guideline Minimum Deposit £13,375
- First Floor with Balcony
- High Performance Glazing
- Parking Space with EV Charging Point
- Guide Min Income Dual £37.5k | Single £43.8k
- Approx. 551 Sqft Gross Internal Area
- Open Plan Kitchen/Reception Room
- Very Long Lease

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 50% share. Full market value £267,500). This smartly-presented flat is on the first floor and has a near twenty-five-foot, triple-aspect kitchen/reception room with attractive flooring, sleek, white units and integrated appliances. Double doors lead out onto the balcony. There is a spacious bedroom with fitted, mirror-fronted wardrobe and a storage/utility cupboard in the entrance hallway. Demanding insulation standards and high performance glazing help to keep energy costs down. There is a large Sainsbury's nearby, Godalming town centre is only a short walk away and the railway station is within easy reach. The property comes with use of a parking space with charging point for an electric vehicle and is held on a very long lease.

Housing Association: Heylo. Heylo Housing requires that all applicants must have a permanent right to reside in the UK.

Tenure: Leasehold (999 years less 6 days from 01/01/2022).

Minimum Share: 50% (£133,750).

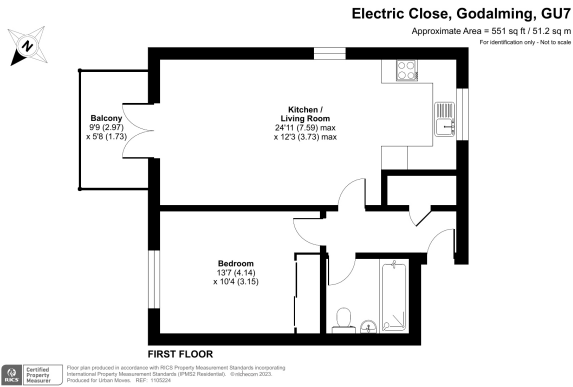
Shared Ownership Rent: £346.32 per month (subject to annual review).

Service Charge + Management Fee: £131.65 per month (subject to annual review).

Guideline Minimum Income: Dual - £37,500 | Single - £43,800 (based on minimum share and 10% deposit).

Council Tax: Band C, Waverley Borough 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. Pets not permitted (except assistance animals).



DIMENSIONS

FIRST FLOOR

Entrance Hallway

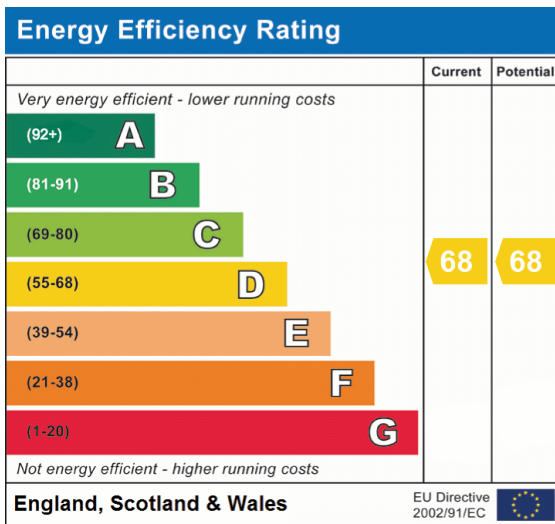
Reception
24' 11" max. x 12' 3" max. (7.59m x 3.73m)

Kitchen
included in reception measurement

Balcony
9' 9" x 5' 8" (2.97m x 1.73m)

Bedroom
13' 7" x 10' 4" (4.14m x 3.15m)

Bathroom



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.