

## £67,500 Shared Ownership

Anstey Road, Farnham, Surrey GU9 9FH



- Guideline Minimum Deposit £6,750
- First Floor
- Dual Aspect Kitchen/Reception Room
- Parking Space
- Guideline Income £30.4k (dual) | £36k (single)
- Approx. 767 Sqft Gross Internal Area
- Modern Double Glazing and Gas Central Heating
- Town Centre/Station Within Easy Reach

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 25% share. Full market value £270,000). A well-proportioned and well-presented flat on the first floor. The property has a spacious, open-plan kitchen/reception room with windows to front and rear. There is a main bedroom with fitted wardrobe plus a second double bedroom, a naturally-lit bathroom with mosaic tiling and a pair of storage/utility cupboards in the entrance hallway. The energy-efficiency rating is good, thanks to modern insulation standards, double glazing and gas central heating. Farnham Park is close by and offers over three hundred acres of woodland, open space and children's play areas. The town centre and railway station (for services to Guildford, Alton or London Waterloo) are also within comfortable walking distance or a brief cycle ride. The flat comes with use of a parking space.

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

**Tenure:** Leasehold (125 years less 5 days from 01/01/2008).

**Minimum Share:** 25% (£67,500).

**Shared Ownership Rent:** £509.85 per month (subject to annual review).

**Service Charge:** £173.96 per month (subject to annual review).

**Ground Rent:** £350.17 for the year.

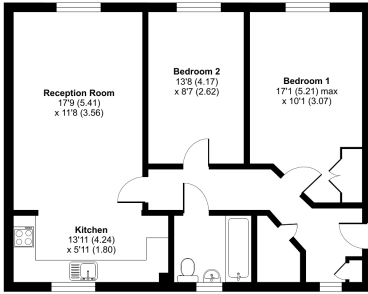
**Guideline Minimum Income:** Dual - £30,400 | Single - £36,000 (based on minimum share and 10% deposit).

**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).



**Anstey Road, GU9**  
Approximate Area = 767 sq ft / 71.2 sq m  
For identification only - Not to scale



FIRST FLOOR

Certified Property Measure Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) (Residential). Produced by Urban Moves. REF: 1118421

## DIMENSIONS

### FIRST FLOOR

#### Entrance Hallway

#### Reception Room

17' 9" x 11' 8" (5.41m x 3.56m)

#### Kitchen

13' 11" x 5' 11" (4.24m x 1.80m)

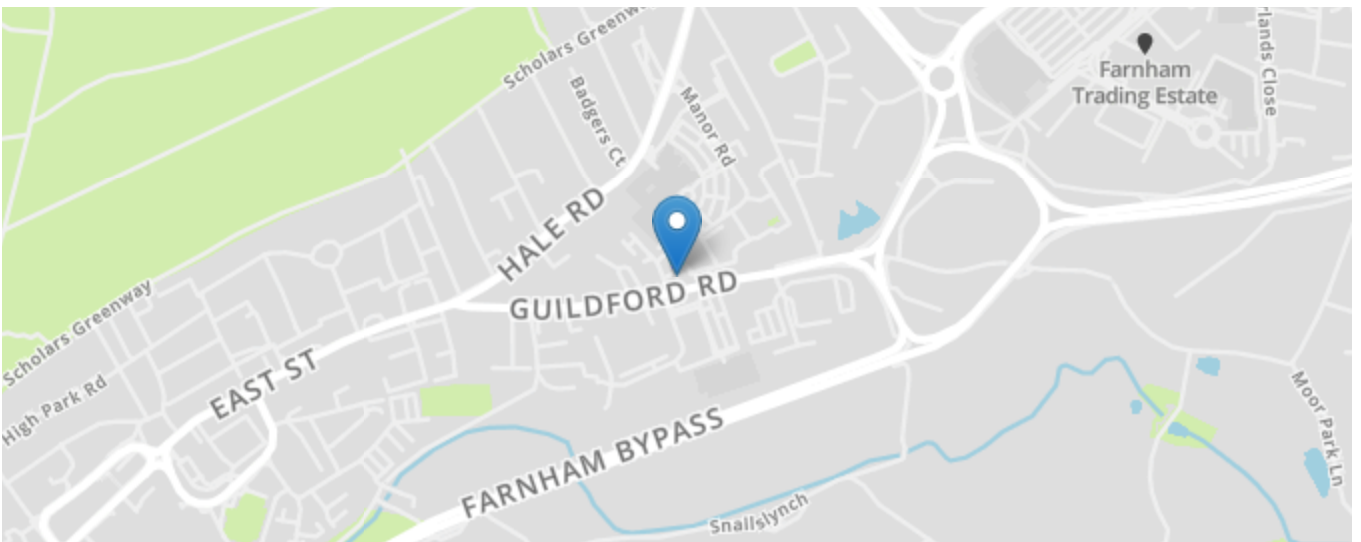
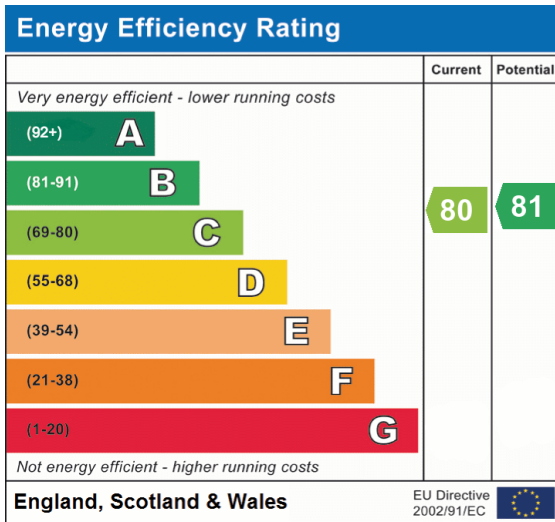
#### Bedroom 1

17' 1" max. x 10' 1" (5.21m x 3.07m)

#### Bedroom 2

13' 8" x 8' 7" (4.17m x 2.62m)

#### 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.