

£112,500 Shared Ownership

Leith House, 4 Thornton Close, Leatherhead, Surrey KT22 7JZ



- Guideline Minimum Deposit £11,250
- First Floor with Juliette Balcony
- High Performance Glazing
- Parking Space
- Guide Min Income - Dual £34k Single £40.2k
- Approx. 484 Sqft Gross Internal Area
- Gas Central Heating
- Short Walk from Leatherhead Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 50% share. Full market value £225,000). This first-floor flat is smartly presented and forms part of a recently constructed development. There is a twenty-foot reception room with south-west-facing Juliette balcony and an open-plan kitchen area featuring sleek, white units. The bedroom includes a built-in wardrobe and the bathroom is simple yet stylish. A pair of storage/utility cupboards have been provided in the entrance hallway and well insulated walls, high performance glazing and a modern gas central heating system make for a very good energy-efficiency rating. Leatherhead Railway Station, for services between Guildford/Dorking/Horsham and London Waterloo/Victoria, is only a short walk away and the town centre is also within easy reach. The flat comes with use of a parking space.

Housing Association: A2Dominion.

Tenure: Leasehold (125 years from 24/06/2018).

Minimum Share: 50% (£112,500). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £328.83 per month (subject to annual review).

Service Charge: £183.72 per month (subject to annual review).

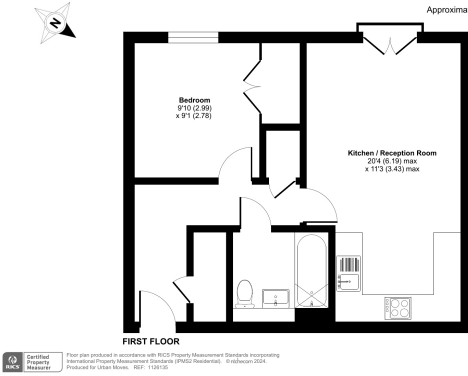
Guideline Minimum Income: Dual - £34,000 | Single - £40,200 (based on minimum share and 10% deposit).

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

DIMENSIONS

Thornton Close, Leatherhead, KT22
Approximate Area = 484 sq ft / 44.9 sq m



FIRST FLOOR

Entrance Hallway

Reception

20' 4" max. x 11' 3" max. (6.20m x 3.43m)

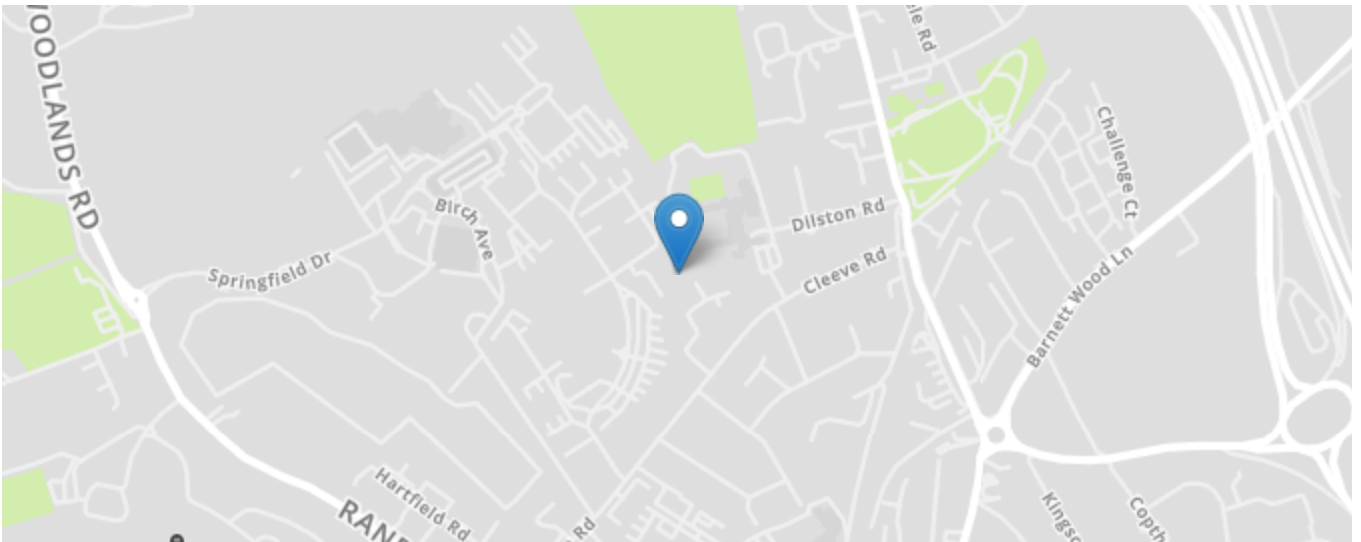
Kitchen

Bedroom

9' 10" x 9' 1" (3.00m x 2.77m)

Bathroom

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	83	83
(69-80)	C		
(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.