

## £136,000 Shared Ownership

Scotia Court, 3 Station Road North, Merstham, Surrey RH1 3GH



- Guideline Minimum Deposit £13,600
- Upper Ground Floor
- High Performance Glazing
- Minutes from Merstham Railway Station
- Guide Min Income - Dual £47.4k Single £54.3k
- Approx. 746 Sqft Gross Internal Area
- Parking Space
- Very Long Lease

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £340,000). This flat is on the upper ground floor of a recently-constructed development just minutes from Merstham Station (for Thameslink services between Horsham and Peterborough and Southern trains to Reigate or London Victoria). The property has a twenty-foot reception with open-plan kitchen area featuring sleek, white units. There is a main bedroom with fitted wardrobe plus a second double bedroom and an attractive bathroom. Well insulated walls, high performance glazing and a modern gas central heating system all contribute towards a very good energy-efficiency rating. There are three primaries and a secondary school in the local area, all Ofsted-rated either 'Good' or 'Outstanding'. Nearby Gatton Park and the wider Surrey Hills area offer plenty of outside space to explore. The flat comes with use of a parking space and benefits from a very long lease.

**Housing Association:** HSPG.

**Tenure:** Leasehold (990 years from 01/04/2022).

**Minimum Share:** 40% (£136,000).

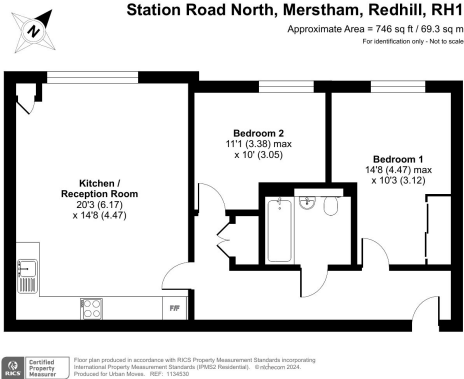
**Shared Ownership Rent:** £567.37 per month (subject to annual review).

**Service Charge:** £146.41 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £47,400 | Single - £54,300 (based on minimum share and 10% deposit).

**Council Tax:** Band D, Reigate & Banstead 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

### UPPER GROUND FLOOR

#### Entrance Hallway

#### Reception

20' 3" x 14' 8" (6.17m x 4.47m)

#### Kitchen

included in reception measurement

#### Bedroom 1

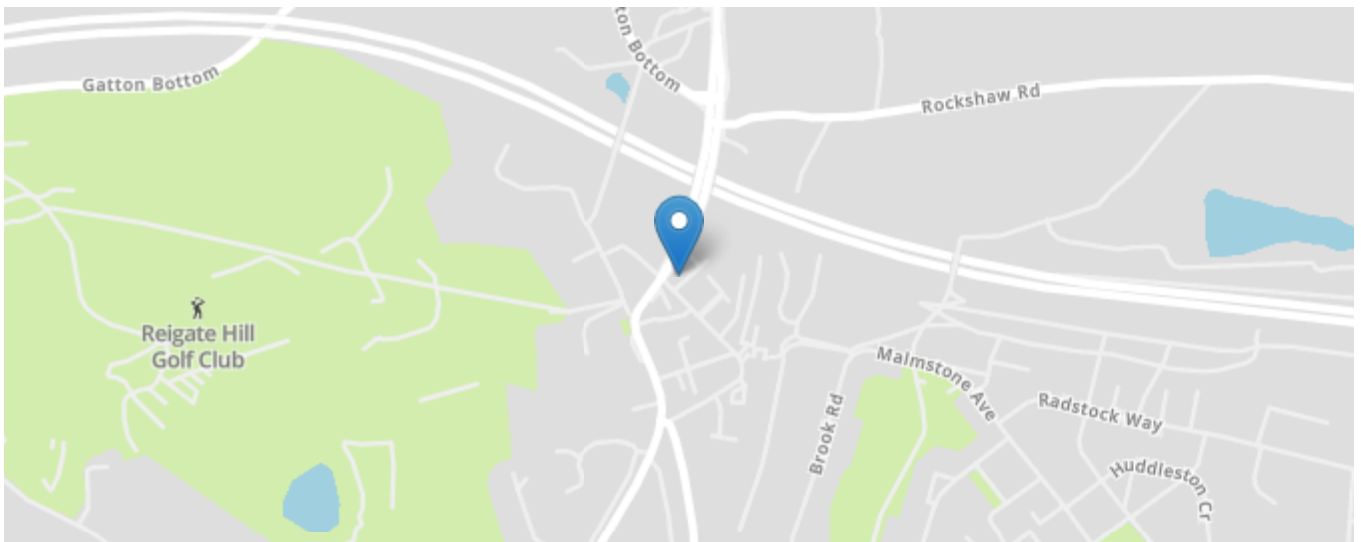
14' 8" max. x 10' 3" (4.47m x 3.12m)

#### Bedroom 2

11' 1" max. x 10' 0" (3.38m x 3.05m)

#### Bathroom

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	<b>85</b>	<b>85</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		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.