

£237,250 Shared Ownership

Janson House, 9 Darbyshire Road, Newdigate, Surrey RH5 5BB



- Guideline Minimum Deposit £23,725
- Ground Floor
- Semi-Open-Plan Kitchen/Reception Room
- Private Rear Garden
- Guideline Income £58.7k (dual) | £67.5k (single)
- Approx. 720 Sqft Gross Internal Area
- Modern Double Glazing and Gas Central Heating
- Two Parking Spaces

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 65% share. Theoretical full market value £365,000 but see 'Please Note' below). This attractively-presented, ground-floor flat is part of a modern development of similar properties nestled in rural Surrey. Features include a private south-facing garden accessed from the reception room, a spacious semi-open-plan kitchen and a bathroom with marble-style tiles. The two bedrooms are very similar-sized doubles and a pair of storage/utility cupboards have been provided in the entrance hall. Well insulated walls, double glazing and gas central heating make for a good energy-efficiency rating. The flat comes with the use of two parking spaces and is only a short drive from Dorking plus the Reigate, Horley, Crawley and Horsham town centres are also within easy reach.

Please Note: 'Staircasing' is restricted to 80% for this property.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 29/03/2012).

Minimum Share: 65% (£237,250). The housing association will expect that you will purchase the largest share affordable.

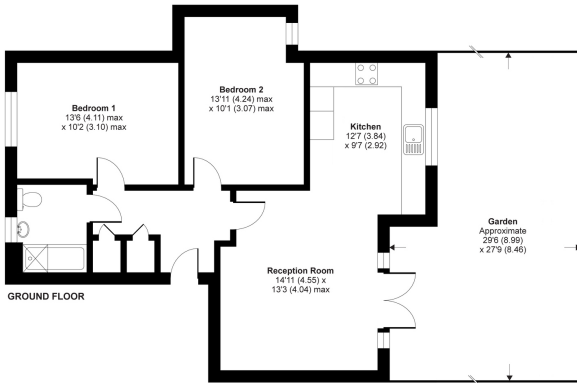
Shared Ownership Rent: £278.26 per month (subject to annual review).

Service Charge: £130.57 per month (subject to annual review).

Guideline Minimum Income: Dual - £58,700 | Single - £67,500 (based on minimum share and 10% deposit).

Council Tax: Band B, 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.



DIMENSIONS

GROUND FLOOR

Entrance Hall

Bathroom


Bedroom 1
13' 6" max. x 10' 2" max. (4.11m x 3.10m)

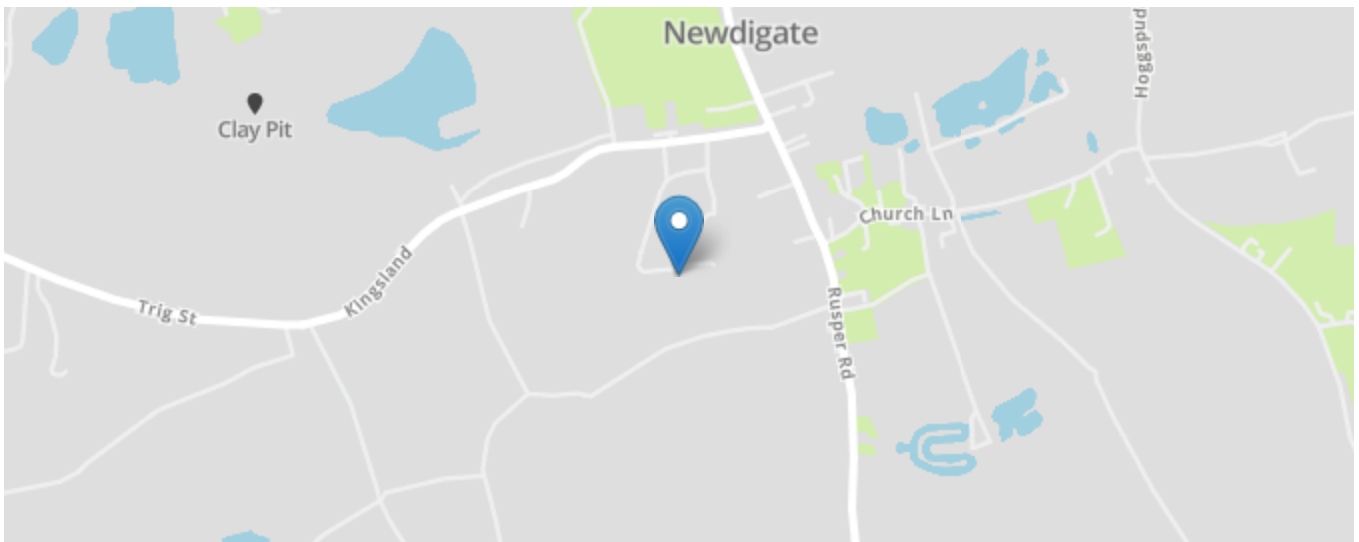
Bedroom 2
13' 11" max. x 10' 1" max. (4.24m x 3.07m)

Kitchen
12' 7" x 9' 7" (3.84m x 2.92m)

Reception Room
14' 11" x 13' 3" max. (4.55m x 4.04m)

Garden
approximately 29' 6" x 27' 9" (8.99m x 8.46m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	79
(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.