

£82,250 Shared Ownership

Sycamore Road, Cranleigh, Surrey GU6 8GN



- Guideline Minimum Deposit £8,225
- Ground Floor
- Open Plan Kitchen/Reception Room
- Gas Central Heating
- Guide Min Income Dual £25.1k | Single £31.1k
- Approx. 569 Sqft Gross Internal Area
- High Performance Glazing
- Parking Space (+ Shared EV Charging Bay)

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £235,000). A beautifully-presented, ground-floor flat which has a reception room with wood panelling and stylish, semi-open-plan kitchen. There is a generously-sized bedroom with fitted wardrobe and a sleek and spacious bathroom. The property faces south/south-east, looking out onto a pleasant area of communal garden, and is part of an attractive block which is period in style but much more recent in construction. Well insulated walls and floor, high performance glazing and a modern gas central heating system all contribute towards a very good energy-efficiency rating. The flat comes with an allocated parking space plus shared use, if required, of a pair of electric vehicle charging bays. Cranleigh High Street is within walking distance, or a brief cycle ride, Guildford is around nine miles to the north-west and Horsham and Dorking also in easy reach.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/10/2019).

Minimum Share: 35% (£82,250). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £397.29 per month (subject to annual review).

Service Charge: £61.39 per month (subject to annual review).

Guideline Minimum Income: Dual - £25,100 | Single - £31,100 (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

GROUND FLOOR

Entrance Hallway

Reception

20' 6" max. x 18' 5" max. (6.25m x 5.61m)

Kitchen

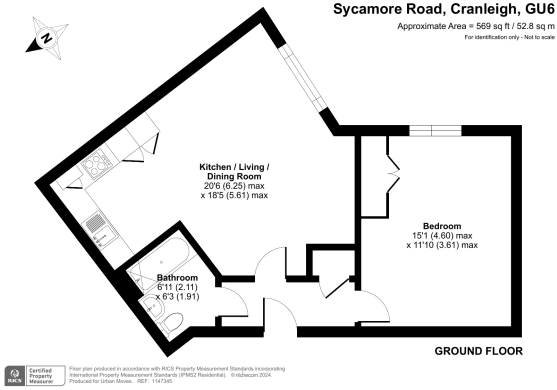
included in reception measurement

Bedroom

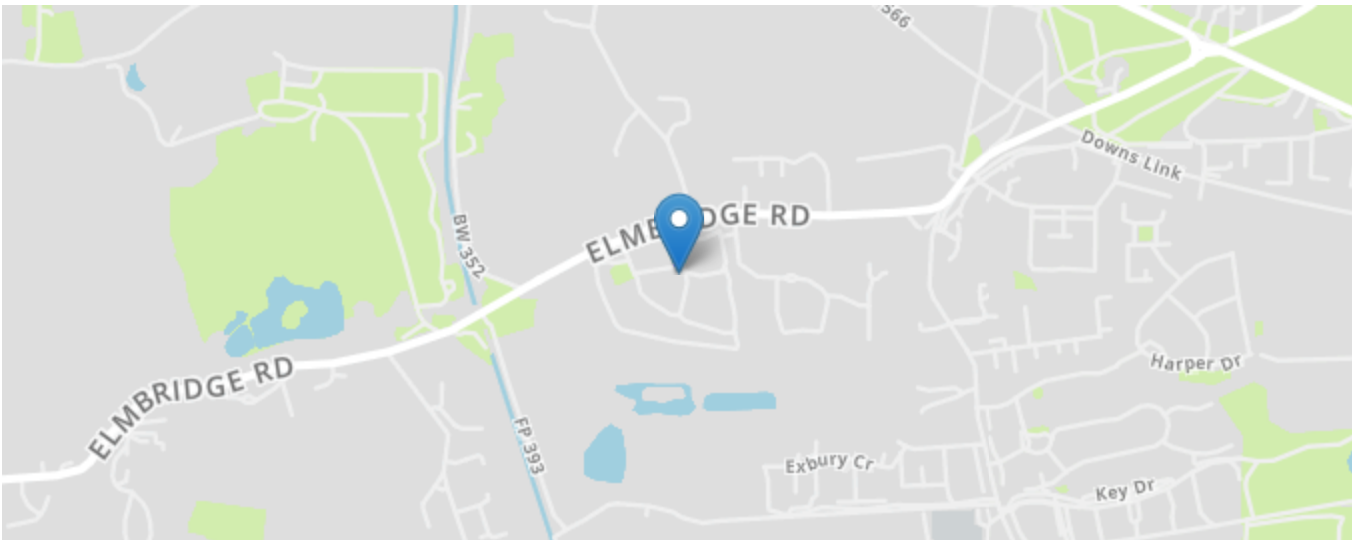
15' 1" max. x 11' 10" max. (4.60m x 3.61m)

Bathroom

6' 11" x 6' 3" (2.11m x 1.91m)



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.