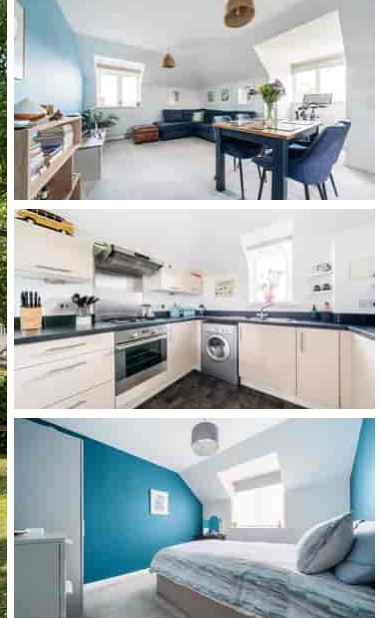


£119,250 Shared Ownership

Raynham Close, Burpham, Guildford, Surrey GU4 7TS



- Guideline Minimum Deposit £11,925
- Second (Top) Floor
- Modern Double Glazing and Gas Central Heating
- Parking Space
- Guide Min Income Dual £35k | Single £41.3k
- Approx. 563 Sqft Gross Internal Area
- Pleasant Communal Grounds
- Town Centre Within Easy Reach

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 45% share. Full market value £265,000). A smartly-presented flat which is on the top floor of a modern development set in very pleasant surroundings. The property features a twenty-two-foot, triple-aspect main room with bay window and attractive kitchen area. There is a spacious bedroom, a naturally-lit bathroom and a trio of built-in storage/utility cupboards in the entrance hallway. Well insulated walls and roof, modern double glazing and gas central heating make for a good energy-efficiency rating. There are a couple of supermarkets close by and Guildford town centre can be easily reached via bus or bike. The flat comes with use of a parking space.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/06/2011).

Minimum Share: 45% (£119,250). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £349.19 per month (subject to annual review).

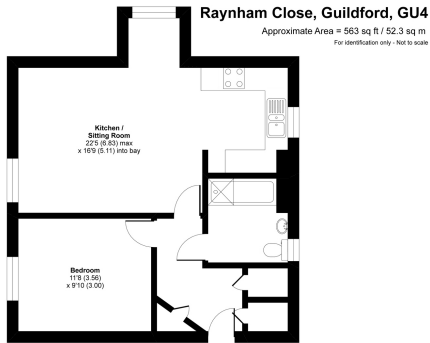
Service Charge: £150.82 per month (subject to annual review).

Ground Rent: £200.00 for current year.

Guideline Minimum Income: Dual £35,000 | Single £41,300 (based on minimum share and 10% deposit).

Council Tax: Band C, Guildford 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).



SECOND FLOOR
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) (Residential). © Urban Moves. Produced for Urban Moves. REF: 483748

DIMENSIONS

SECOND FLOOR

Entrance Hallway

Reception

22' 5" max. x 16' 9" into bay (6.83m x 5.11m)

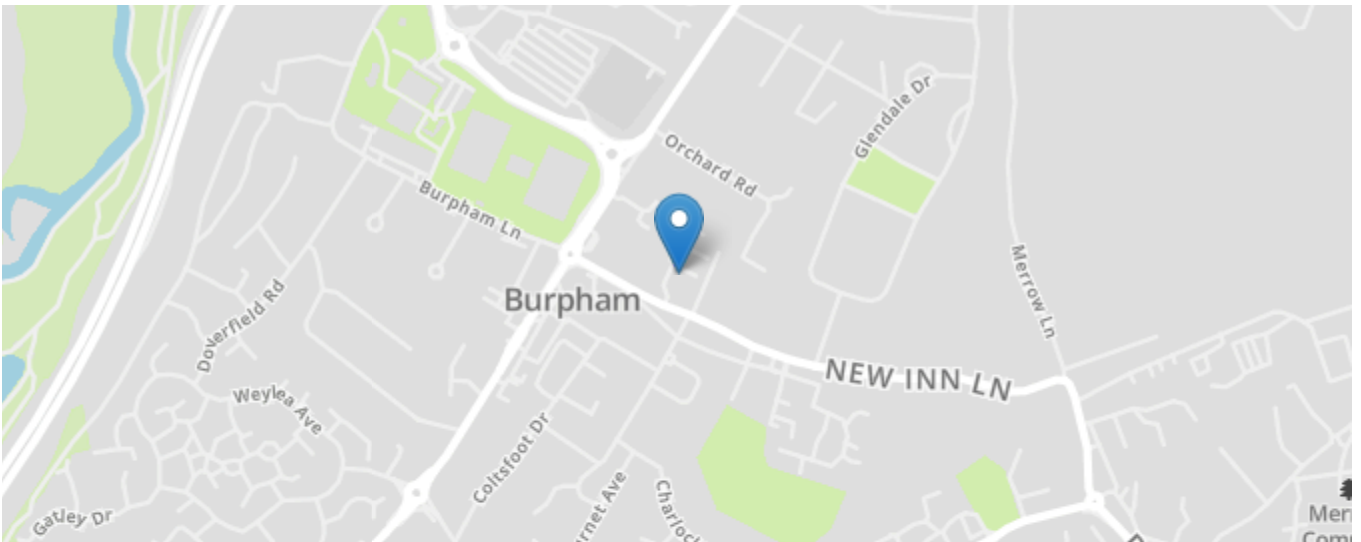
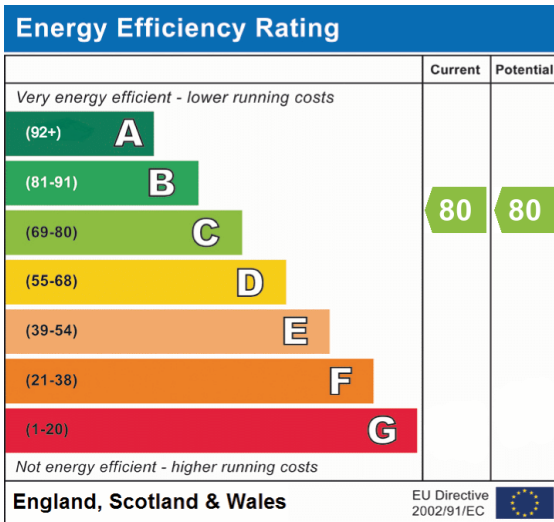
Kitchen

included in reception measurement

Bedroom

11' 8" x 9' 10" (3.56m x 3.00m)

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.