

£116,000 Shared Ownership

Redwing House, 36 Webber Street, Horley, Surrey RH6 8NQ



- Guideline Minimum Deposit £11,600
- Ground Floor
- Dual Aspect Kitchen/Reception Room
- Parking Space
- Guide Min Income Dual £44.8k | Single £51.3k
- Approx. 738 Sqft Gross Internal Area
- Very Good Energy-Efficiency Rating
- Town Centre/Station Within Easy Reach

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £290,000). Redwing House is built in a traditional style but with modern construction and insulation techniques resulting in very good energy-efficiency ratings. The property available is on the ground floor and has a smartly presented, twenty-five-foot, dual-aspect reception room with attractive flooring and an open-plan kitchen area featuring sleek, handle-less units. There is a main bedroom with fitted wardrobe plus a second, good-sized, double bedroom, a stylish, high-spec bathroom and a large hallway storage/utility cupboard. The flat comes with use of a parking space plus Horley Railway Station, for services to a number of destinations including Horsham, Gatwick Airport and into central London, is only a short bus or bike ride away. Ofsted list three primary schools within a mile radius, all rated 'Good'.

Housing Association: A2Dominion.

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

Minimum Share: 40% (£116,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £533.88 per month (subject to annual review).

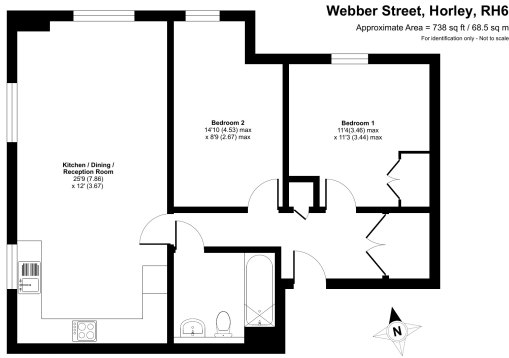
Service Charge: £231.51 per month (subject to annual review).

Guideline Minimum Income: Dual - £44,800 | Single - £51,300 (based on minimum share and 10% deposit).

Council Tax: Band C, 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



GROUND FLOOR

Approved Properties
This plan complies in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © Urban Moves 2024.
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GROUND FLOOR

Entrance Hallway

Reception

25' 9" x 12' 0" (7.85m x 3.66m)

Kitchen

included in reception measurement

Bedroom 1

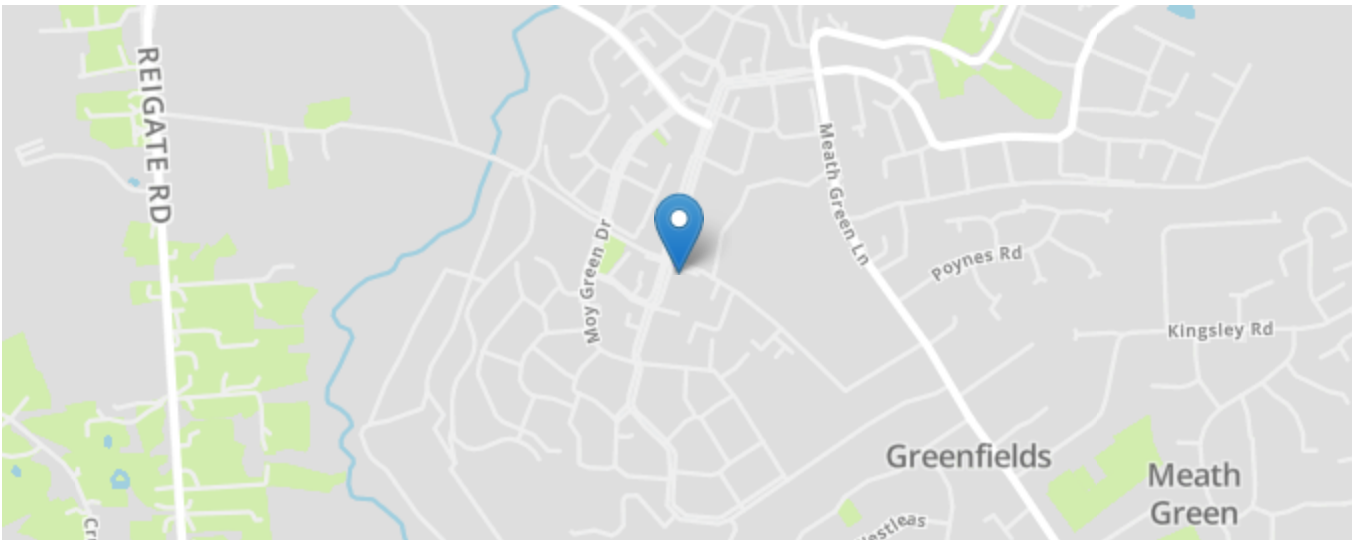
11' 4" max. x 11' 3" max. (3.45m x 3.43m)

Bedroom 2

14' 10" max. x 8' 9" max. (4.52m x 2.67m)

Bathroom

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	84	84
(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.