

## £154,000 Shared Ownership

Wiggins House, White Hart Meadows, Ripley, Surrey GU23 6ND



- Guideline Minimum Deposit £15,400
- Second (Top) Floor
- High Performance Glazing
- Parking Space
- Guide Min Income Dual £51.2k | Single £58.7k
- Approx. 880 Sqft Gross Internal Area
- Gas Central Heating
- Short Drive to Guildford/Woking

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (advertised price represents the 40% share offered. Full market value £385,000). A beautifully-presented, two-bedroom flat in Ripley. This village, with its long history and charming high street, is nestled in semi-rural Surrey but still within easy reach of Woking, Guildford and the M25. The property available is on the top floor. Features include a spacious reception room with a sleek, semi-open-plan kitchen. The bedrooms are both good-sized doubles, there is a stylish bathroom with pencil mosaics and a pair of storage/utility cupboards in the entrance hall. Well insulated walls and roof, high performance glazing, gas central heating and a heat recovery system all contribute towards an excellent energy-efficiency rating. The flat comes with use of a space in the private car park.

**Housing Association:** A2Dominion.

**Tenure:** Leasehold (125 years from 29/09/2014).

**Minimum Share:** 40% (£154,000). The housing association will expect that you will purchase the largest share affordable.

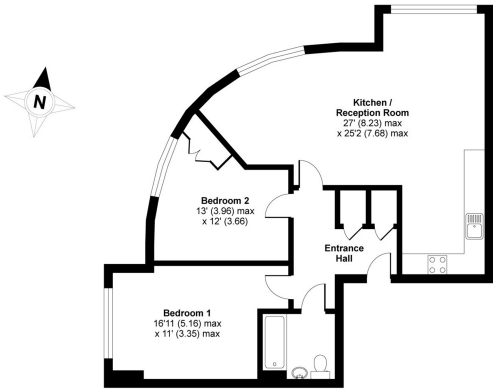
**Shared Ownership Rent:** £535.18 per month (subject to annual review).

**Service Charge:** £169.09 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £51,200 | Single - £58,700 (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).



## DIMENSIONS

### SECOND FLOOR

#### Entrance Hall

#### Reception

27' max. x 25' 2" max. (8.23m x 7.68m)

#### Kitchen

included in reception measurement


#### Bedroom 1

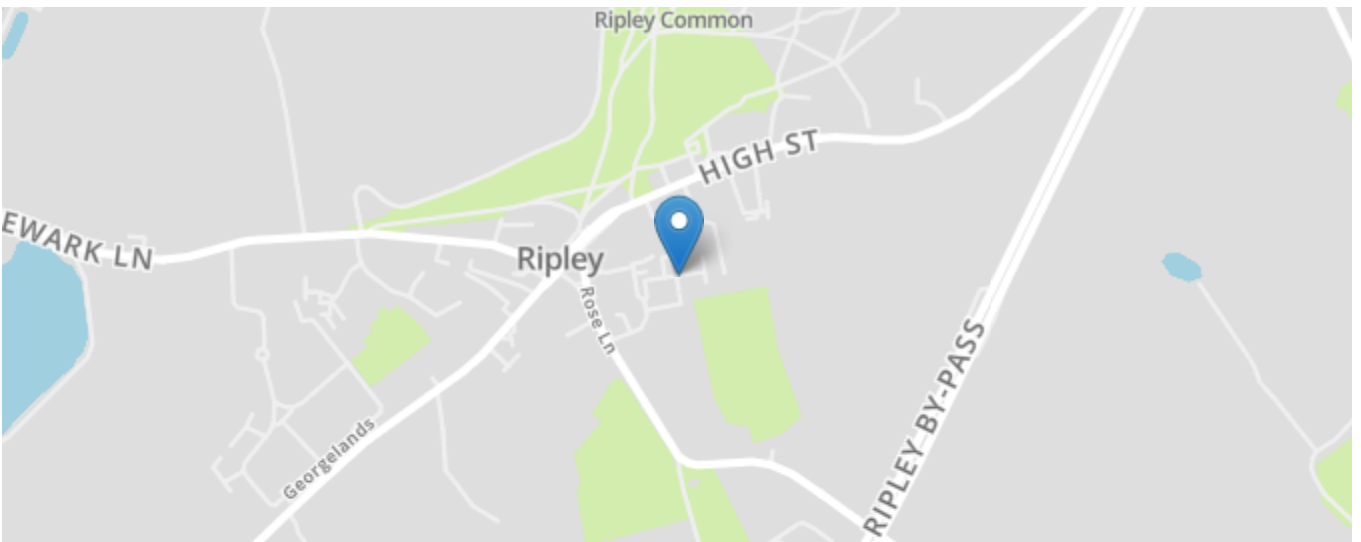
16' 11" max. x 11' max. (5.16m x 3.35m)

#### Bedroom 2

13' max. x 12' (3.96m x 3.66m)

#### Bathroom

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	<b>87</b>	<b>87</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.