

## £105,000 Shared Ownership

New Bridge Road, Cranleigh, Surrey GU6 8UT



- Guideline Minimum Deposit £10,500
- First Floor
- Semi-Open-Plan Kitchen/Reception Room
- Very Good Energy-Efficiency Rating
- Guide Min Income Dual £34.2k | Single £40.4k
- Approx. 731 Sqft Gross Internal Area
- Spacious Double Bedrooms
- Parking Space

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £300,000). This spacious flat is on the first floor of an attractive building which is period in style but with the energy-efficiency benefits that well insulated walls, high performance glazing and modern gas central heating systems provide. The property has a twenty-two-foot reception with semi-open-plan kitchen area featuring sleek units and integrated appliances. The bedrooms are generously-sized doubles and there is a simple yet stylish bathroom. The flat comes with use of an allocated parking space and is also within comfortable walking distance of Cranleigh High Street. The village, considered by some to be the largest in Britain, has an arts centre and leisure centre, along with a range of shops and other amenities. Knowle Country Park is a nearby and recently-developed nature reserve which offers beautiful, outside space to enjoy as well as hosting occasional events. Guildford is approximately eight miles to the north-west, Horsham around twelve miles south-east.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 01/04/2020).

**Minimum Share:** 35% (£105,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £540.53 per month (subject to annual review).

**Service Charge:** £21.17 per month (subject to annual review).

**Ground Rent:** £150.00 for the year.

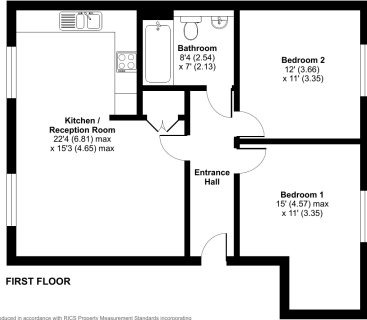
**Guideline Minimum Income:** Dual - £34,200 | Single - £40,400 (based on minimum share and 10% deposit).

**Council Tax:** Band D, 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).



**New Bridge Road, GU6**  
Approximate Area = 731 sq ft / 67.9 sq m  
For identification only - Not to scale



FIRST FLOOR

Certified Property Information  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) (Residential - Voidroom 310).  
Produced by Urban Moves, 020 8119 1919

## DIMENSIONS

### FIRST FLOOR

#### Entrance Hall

#### Reception

22' 4" max. x 15' 3" max. (6.81m x 4.65m)

#### Kitchen

included in reception measurement

#### Bedroom 1

15' 0" max. x 11' 0" (4.57m x 3.35m)

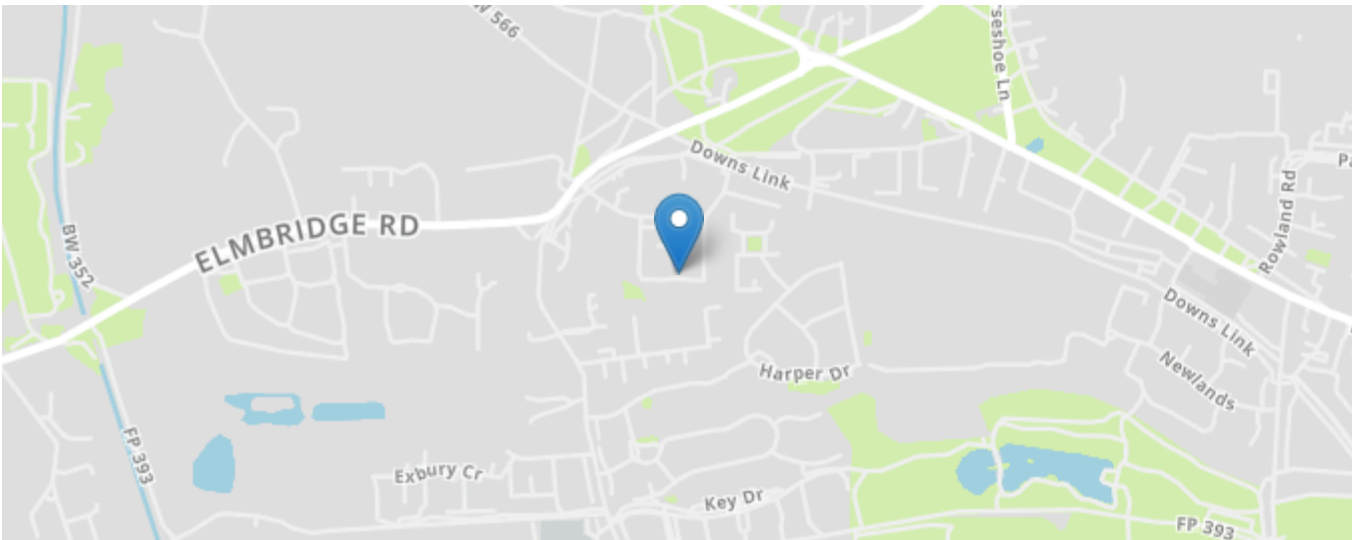
#### Bedroom 2

12' 0" x 11' 0" (3.66m x 3.35m)

#### Bathroom

8' 4" x 7' 0" (2.54m x 2.13m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	85	85
(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.