

£66,250 Shared Ownership

Colt Way, Bramley, Surrey GU5 0EX



- Guideline Minimum Deposit £6,625
- First (Top) Floor
- Spacious, Dual-Aspect Reception Room
- Car Port plus Additional Space in Front
- Guide Min Income Dual £32.2k | Single £38.4k
- Approx. 548 Sqft Gross Internal Area
- Very Good Energy-Efficiency Rating
- Short Bus/Bike Ride from Shalford Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £265,000). This smartly-presented flat forms one half of the upper floor of a recently-constructed, detached building. Internal features include a spacious, dual-aspect, open-plan kitchen/reception room with wood flooring. There is a good-sized bedroom with fitted wardrobe, a naturally-lit bathroom and a useful, built-in storage cupboard in the entrance hallway. Well insulated walls, roof and floor, high performance glazing and a modern gas central heating system have resulted in a very good energy-efficiency rating. One of the car ports is demised to this flat plus there is space in front for an additional car and also a gated, timber-fenced area to the side of the block, which can be used for outside storage. Bramley High Street is only a few minutes walk away and Guildford around a fifteen minute drive to the north (Google Maps).

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/09/2019).

Minimum Share: 25% (£66,250). The housing association will expect that you will purchase the largest share affordable.

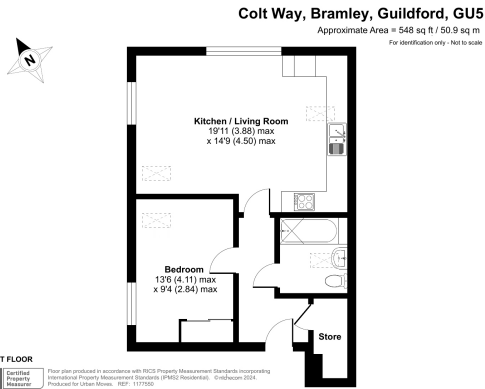
Shared Ownership Rent: £594.17 per month (subject to annual review).

Service Charge: £141.84 per month (subject to annual review).

Guideline Minimum Income: Dual - £32,200 | Single - £38,400 (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

FIRST FLOOR

Entrance Hallway

Reception

19' 11" max. x 14' 9" max. (6.07m x 4.50m)

Kitchen

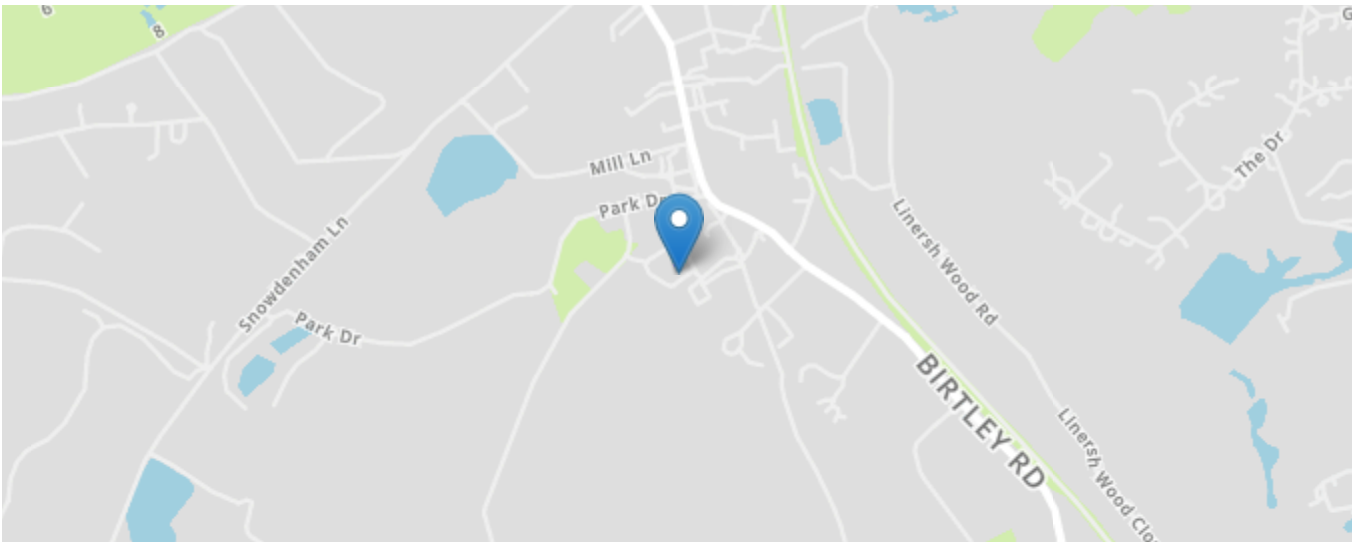
included in reception measurement

Bedroom

13' 6" max. x 9' 4" max. (4.11m x 2.84m)

Bathroom

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	81	81
(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.