

£78,750 Shared Ownership

Shetland Close, Cranleigh, Surrey GU6 8FN



- Guideline Minimum Deposit £7,875
- First (Top) Floor
- Dual-Aspect Reception Room
- South East Facing Balcony
- Guide Min Income Dual £36.5k | Single £42.8k
- Approx. 735 Sqft Gross Internal Area
- Very Good Energy-Efficiency Rating
- Two Parking Spaces

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £315,000). This well-presented and well-proportioned flat is on the upper floor of a modern, two-storey building. The property has a dual-aspect (south-east and south-west-facing) reception room with spacious, open-plan kitchen. Glazed doors lead out onto a balcony which overlooks an area of communal lawn. There is a large main bedroom plus a second, comfortable, double bedroom, a simple yet stylish bathroom and a pair of storage/utility cupboards have been provided in the entrance hall. Demanding insulation standards, high performance glazing and gas central heating all contribute towards a very good energy-efficiency rating. The development has a car park, which includes two spaces allocated to this flat, and Cranleigh High Street can also be reached on foot or by short bike ride. Guildford is around ten miles to the north-west and Horsham approximately eleven miles south-east.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/12/2017).

Minimum Share: 25% (£78,750). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £650.66 per month (subject to annual review).

Service Charge: £121.14 per month (subject to annual review).

Ground Rent: £150.00 for the year.

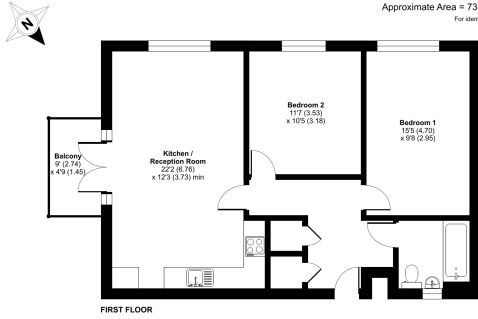
Guideline Minimum Income: Dual - £36,500 | Single - £42,800 (based on minimum share and 10% deposit).

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).

Shetland Close, Cranleigh, GU6

Approximate Area = 735 sq ft / 68.3 sq m
For identification only - Not to scale



FIRST FLOOR

Certified Property Measurement
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential - 1st Edition 2018.
Produced by Urban Moves. REF: 191508

DIMENSIONS

FIRST FLOOR

Entrance Hallway

Reception

22' 2" x 12' 3" min. (6.76m x 3.73m)

Kitchen

mostly included in reception measurement

Balcony

9' 0" x 4' 9" (2.74m x 1.45m)

Bedroom 1

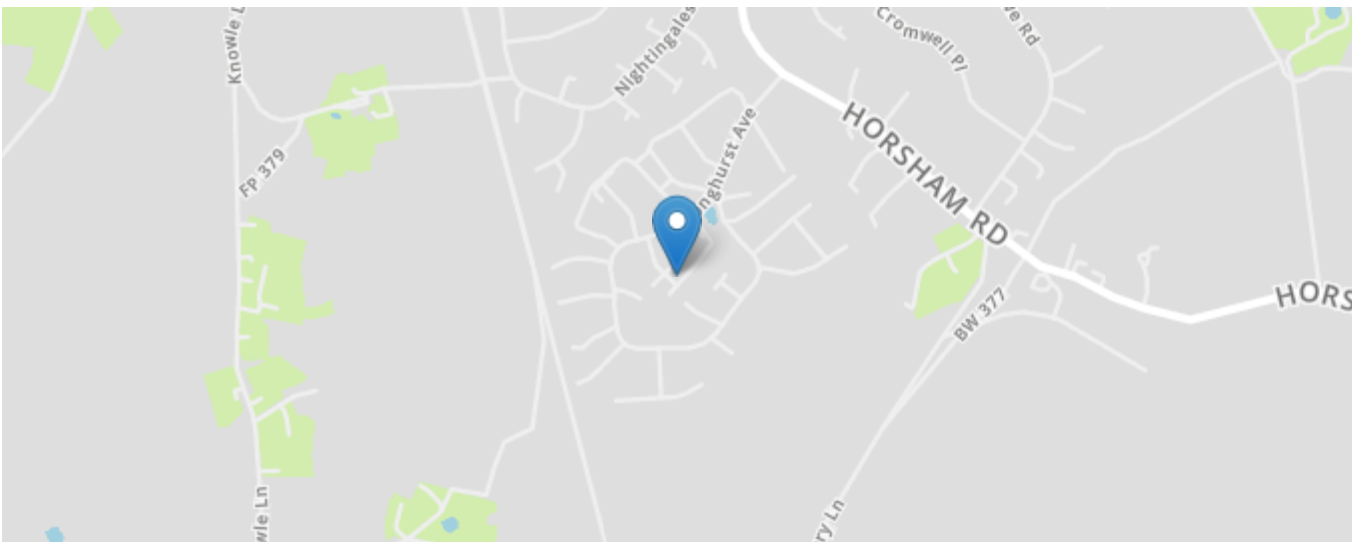
15' 5" x 9' 8" (4.70m x 2.95m)

Bedroom 2

11' 7" x 10' 5" (3.53m x 3.17m)

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.