

## £92,000 Shared Ownership

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



- Guideline Minimum Deposit £9,200
- Second (Top) Floor
- Open Plan Kitchen/Reception Room
- Juliette Balcony
- Guide Min Income Dual £34.4k | Single £40.6k
- Approx. 583 Sqft Gross Internal Area
- Very Good Energy-Efficiency Rating
- Parking Space

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £230,000). 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 a smartly-presented flat on the top floor and has a twenty-five-foot, dual-aspect reception room with Juliette balcony, attractive flooring and an open-plan kitchen area featuring sleek, handle-less units. There is a spacious bedroom, a stylish bathroom and a pair of hallway storage/utility cupboards. 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.

**Housing Association:** A2Dominion.

**Tenure:** Leasehold (125 years from 16/07/2018).

**Minimum Share:** 40% (£92,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £441.83 per month (subject to annual review).

**Service Charge:** £200.22 per month (subject to annual review).

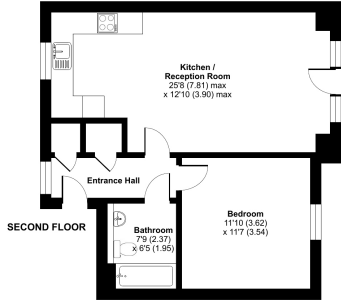
**Guideline Minimum Income:** Dual - £34,400 | Single - £40,600 (based on minimum share and 10% deposit).

**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

**Webber Street, Horley, RH6**  
Approximate Area = 583 sq ft / 54.1 sq m  
For identification only - Not to scale



Certified Property Measure  
Plan plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) (Residential). © Urban Moves. REF: 1102414

### SECOND FLOOR

#### Entrance Hall

#### Reception

25' 8" max. x 12' 10" max. (7.82m x 3.91m)

#### Kitchen

included in reception measurement

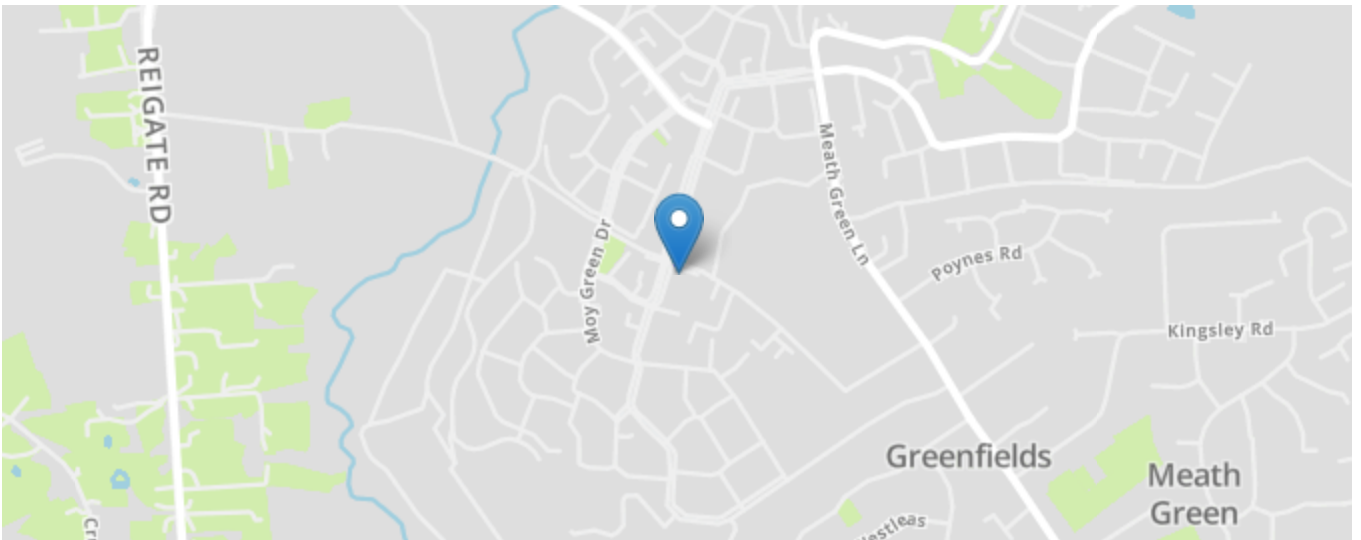
#### Bedroom

11' 10" x 11' 7" (3.61m x 3.53m)

#### Bathroom

7' 9" x 6' 5" (2.36m x 1.96m)

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