

## £205,000 Shared Ownership

Key Drive, Cranleigh, Surrey GU6 8WP



- Guideline Minimum Deposit £20,500
- Two Storey, Two Bedroom, Semi Detached House
- Bathroom plus Downstairs Cloakroom
- Rear Garden
- Guide Min Income Dual £57.4k | Single £66k
- Approx. 788 Sqft Gross Internal Area
- Very Good Energy-Efficiency Rating
- Driveway (with EV Charging Point)

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 50% share. Full market value £410,000). This recently-constructed, semi-detached house is smartly-presented and has a good-sized kitchen and ground-floor cloakroom at the front, while at the rear is a reception room with patio doors that open onto the garden. Upstairs is a spacious main bedroom plus a smaller second double bedroom and a simple yet stylish bathroom. Well insulated walls, roof and floor, high performance glazing and gas central heating have resulted in a very good energy-efficiency rating. Cranleigh, sometimes referred to as England's largest village, has a range of shops and other amenities including a leisure centre, Sainsbury's supermarket and M&S Foodhall. Guildford is around ten miles to the north-west, Horsham a similar distance to the south-east and the beautiful countryside of the Surrey Hills also within easy reach. A driveway at the side of the house provides off-street parking space for two cars and there is an electric vehicle charging point, if required.

**Housing Association:** A2Dominion.

**Tenure:** Leasehold (125 years from 21/05/2022).

**Minimum Share:** 50% (£205,000). The housing association will expect that you will purchase the largest share affordable.

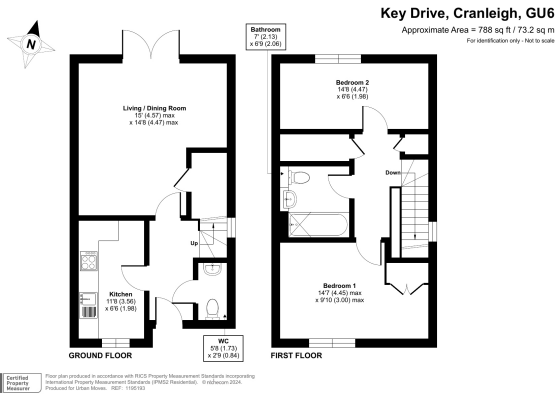
**Shared Ownership Rent:** £482.87 per month (subject to annual review).

**Service Charge:** £80.65 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £57,400 | Single - £66,000 (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.



## DIMENSIONS

### GROUND FLOOR

#### Entrance Hallway

#### Cloakroom

5' 8" x 2' 9" (1.73m x 0.84m)

#### Kitchen

11' 8" x 6' 6" (3.56m x 1.98m)

#### Living / Dining Room

15' 0" max. x 14' 8" max. (4.57m x 4.47m)

### FIRST FLOOR

#### Landing

#### Bedroom 1

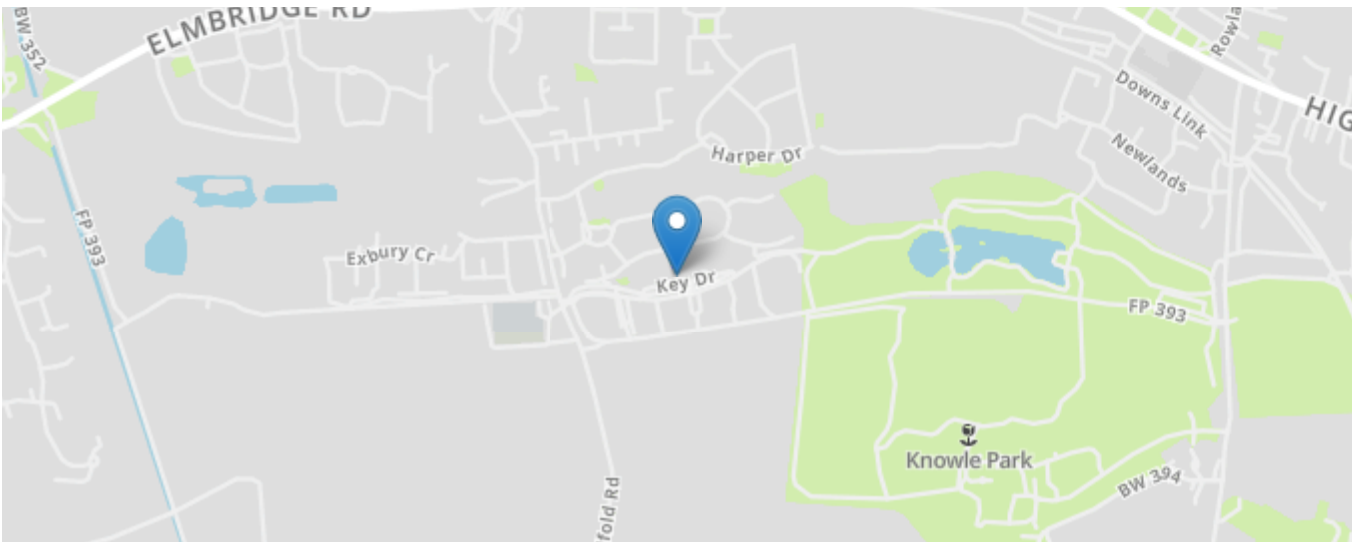
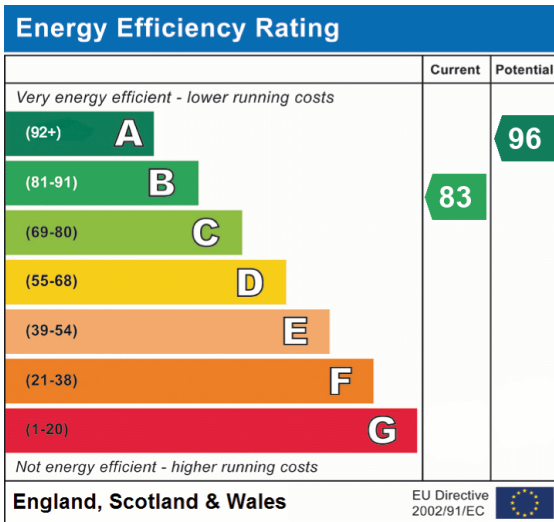
14' 7" max. x 9' 10" max. (4.45m x 3.00m)

#### Bathroom

7' 0" x 6' 9" (2.13m x 2.06m)

#### Bedroom 2

14' 8" x 6' 6" (4.47m x 1.98m)



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.