

£217,250 Shared Ownership

Throrer Place, Dorking RH5 4GD



- Guideline Minimum Deposit £21,725
- Two Storey, Two Bedroom, End of Terrace House
- Bathroom, Shower Room and Cloakroom
- Split-Level Side/Rear Garden
- Guide Min Income Dual £60k | Single £69k
- Approx. 780 Sqft Gross Internal Area
- Modern Double Glazing and Gas Central Heating
- Carport Parking Space

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 55% share. Full market value £395,000). This smartly-presented, end-of-terrace property has a conventional, modern internal layout with a good-sized kitchen and ground-floor cloakroom at the front while at the rear is the reception/dining room. Upstairs is a main bedroom with built-in wardrobes and en-suite shower room plus a second comfortable double bedroom and a sleek, naturally-lit family bathroom. Well insulated walls and roof, modern double glazing and gas central heating make for a good energy-efficiency rating. A split-level garden, with decked terrace and areas of grass, wraps around the side and back of the house and there is a parking space within a shared car port. Alternatively, Dorking Railway Station and Dorking Deepdene, for services to Horsham/London Victoria/Waterloo and Reading/Gatwick Airport respectively, can be reached via bike or brief bus ride. Ofsted list three primary schools within a mile radius of Throrer Place, all rated 'Good'.

Housing Association: A2Dominion.

Tenure: Leasehold (125 years from 12/10/2006).

Minimum Share: 55% (£217,250). The housing association will expect that you will purchase the largest share affordable.

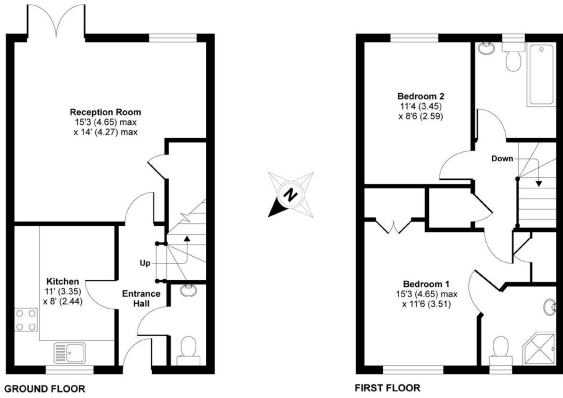
Shared Ownership Rent: £450.03 per month (subject to annual review).

Service Charge: £107.57 per month (subject to annual review).

Guideline Minimum Income: Dual - £60,000 | Single - £69,000 (based on minimum share and 10% deposit).

Council Tax: Band D, Mole Valley District 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 Hall

Cloakroom

Kitchen

11' x 8' (3.35m x 2.44m)

Reception Room

15' 3" max. x 14' max. (4.65m x 4.27m)

FIRST FLOOR

Landing

Bedroom 1

15' 3" max. x 11' 6" (4.65m x 3.51m)

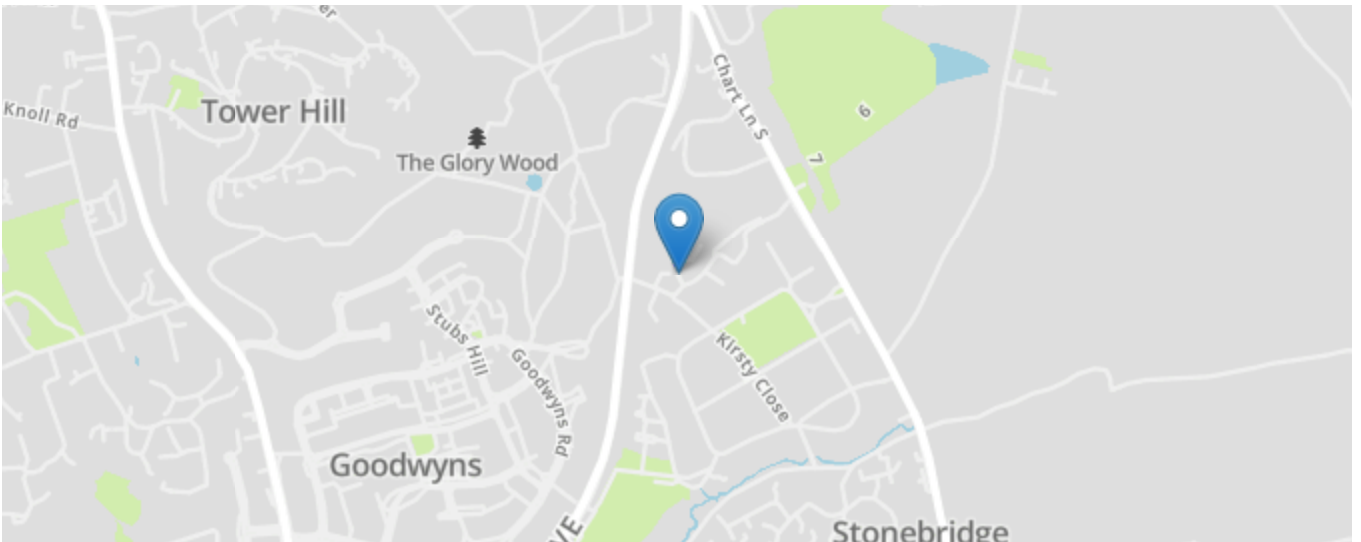
En-Suite Shower Room

Bedroom 2

11' 4" x 8' 6" (3.45m x 2.59m)

Bathroom

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		91
(69-80)	C	77	
(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.