

## £94,500 Shared Ownership

Shetland Close, Cranleigh, Surrey GU6 8FN



- Guideline Minimum Deposit £9,450
- First (Top) Floor
- Open Plan Kitchen/Reception Room
- South East Facing Balcony
- Guide Min Income Dual £38.9k | Single £45.1k
- Approx. 744 Sqft Gross internal Area
- Very Good Energy-Efficiency Rating
- Two Parking Spaces

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 30% share. Full market value £315,000). A smartly-presented flat on the top (first) floor. The property has a twenty-two-foot, dual-aspect reception room with double doors that lead out onto a south-east-facing balcony with a pleasant view. The open-plan kitchen area features sleek, white units and contrasting worktops. The bedrooms are both spacious, there is a naturally-lit bathroom and a pair of hallway storage/utility cupboards. Well insulated walls and roof, high performance glazing and a modern gas central heating system make for a very good energy-efficiency rating. The flat comes with parking for two cars and Guildford is around ten miles to the north-west, Horsham approximately eleven miles south-east. Cranleigh High Street can also be reached on foot or by brief cycle ride.

**Housing Association:** Clarion.

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

**Minimum Share:** 30% (£94,500). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £597.16 per month (subject to annual review).

**Service Charge:** £143.06 per month (subject to annual review).

**Ground Rent:** £150.00 for the year.

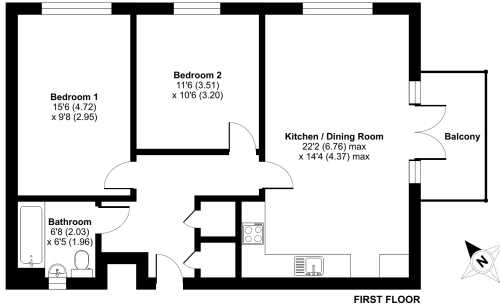
**Guideline Minimum Income:** Dual - £38,900 | Single - £45,100 (based on minimum share and 10% deposit).

**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 = 744 sq ft / 69.1 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) (Residential). Produced for Urban Moves. REF: 1217550

## DIMENSIONS

### FIRST FLOOR

#### Entrance Hall

#### Reception

22' 2" max. x 14' 4" max. (6.76m x 4.37m)

#### Kitchen

included in reception measurement

#### Balcony

#### Bedroom 1

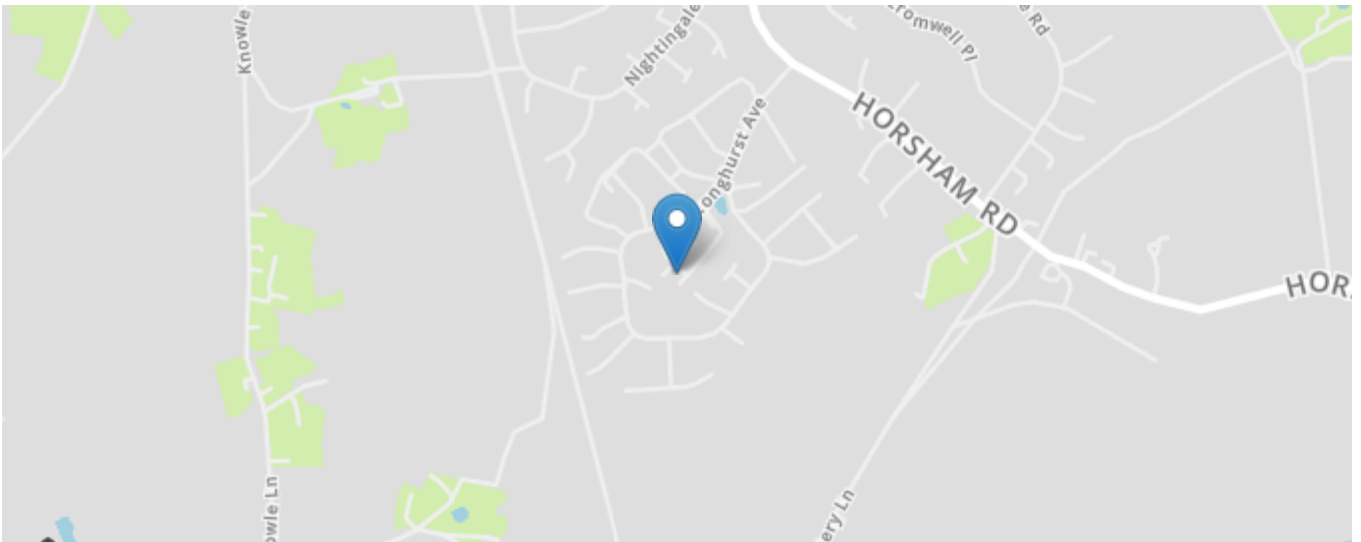
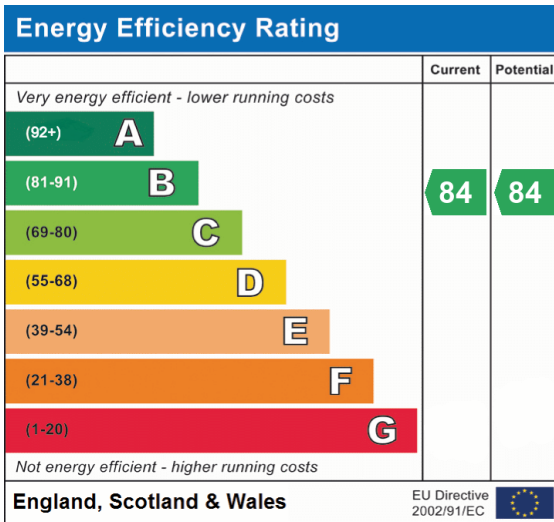
15' 6" x 9' 8" (4.72m x 2.95m)

#### Bedroom 2

11' 6" x 10' 6" (3.51m x 3.20m)

#### Bathroom

6' 8" x 6' 5" (2.03m x 1.96m)



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.