

£103,750 Shared Ownership

Hawking Drive, Cranleigh, Surrey GU6 8FY



- Guideline Minimum Deposit £10,375
- Two Storey, Two Bedroom, Semi Detached House
- Bathroom plus Downstairs Cloakroom
- South West Facing Rear Garden
- Guide Min Income Dual £49k | Single £56.1k
- Approx. 848 Sqft Gross Internal Area
- Very Good Energy-Efficiency Rating
- Driveway Parking

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £415,000). This smartly-presented, semi-detached property has a conventional, modern layout with a ground-floor cloakroom and attractive kitchen at the front while at the rear is a spacious reception/dining room. A door leads out to a neatly-kept, south-west-facing garden with patio and lawn. On the first floor are two generously-sized double bedrooms, with large windows, plus a simple yet stylish family bathroom. Well insulated walls, roof and floor, high performance glazing and gas central heating all contribute towards a very good energy-efficiency rating. A driveway at the side of the house provides space for off-street parking.

Hawking Drive is within comfortable walking distance, or a brief cycle ride, of the centre of Cranleigh. The village is sometimes described as England's largest and has vibrant High Street with a healthy mix of familiar names and local independents.

Housing Association: Clarion.

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

Minimum Share: 25% (£103,750). The housing association will expect that you will purchase the largest share affordable.

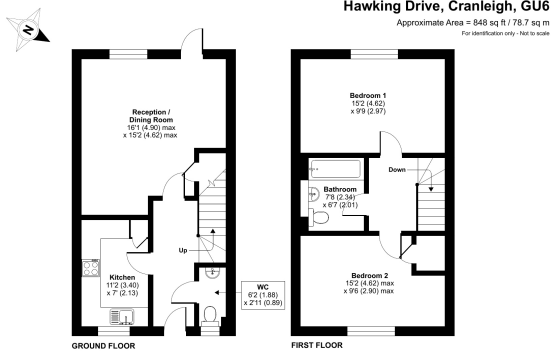
Shared Ownership Rent: £874.47 per month (subject to annual review).

Service Charge: £64.89 per month (subject to annual review).

Guideline Minimum Income: Dual - £49,000 | Single - £56,100 (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.



Plans also produced in accordance with RICS Property Measurement 3rd Edition, International Residential Property Measurement Standards (IPIMS) November 2014, Produced by Urban Moves, REF: 122634

DIMENSIONS

GROUND FLOOR

Entrance Hallway

Cloakroom

6' 2" x 2' 11" (1.88m x 0.89m)

Kitchen

11' 2" x 7' 0" (3.40m x 2.13m)

Reception / Dining Room

16' 1" max. x 15' 2" max. (4.90m x 4.62m)

FIRST FLOOR

Landing

Bedroom 1

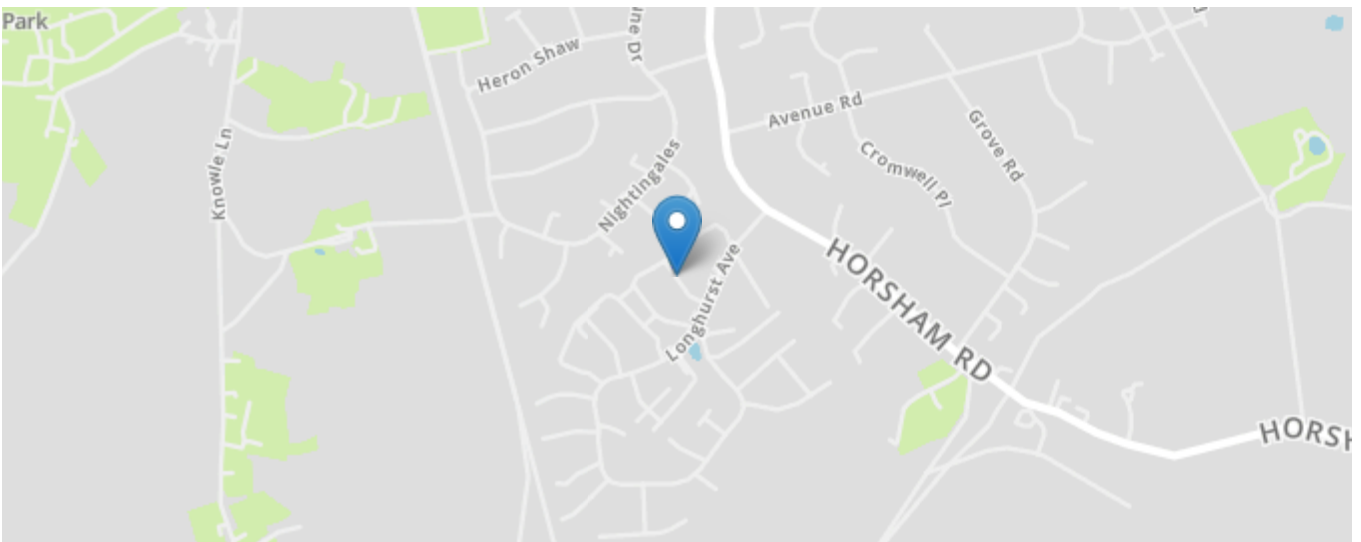
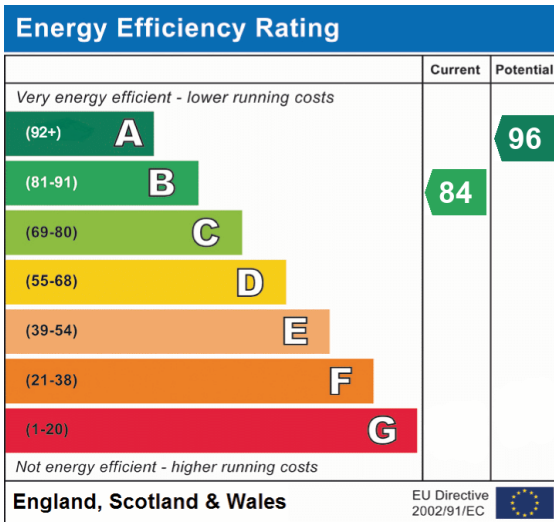
15' 2" x 9' 9" (4.62m x 2.97m)

Bathroom

7' 8" x 6' 7" (2.34m x 2.01m)

Bedroom 2

15' 2" max. x 9' 6" max. (4.62m x 2.90m)



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.