

£222,750 Shared Ownership

Chandler Way, Dorking, Surrey RH5 4GA



- Guideline Minimum Deposit £22,275
- Approx. 878 Sqft Gross Internal Area
- Bathroom, Shower Room and Downstairs W.C.
- Car Port Parking Space
- Two Storey, Two Bedroom, Mid Terrace House
- Conservatory
- Split-Level Rear Garden

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 55% share. Full market value £405,000). A great chance to buy a two-bedroom, shared-ownership house in rural Surrey. The smartly-presented property is part of a two-storey terrace and has a ground-floor WC and attractive kitchen at the front. At the rear is a spacious reception/dining room with double doors that lead to a full-width conservatory. Upstairs, on the first floor, is a main bedroom with naturally-lit, en-suite shower room plus a good-sized second double bedroom and the bathroom. Well insulated walls and roof, modern double glazing and gas central heating make for a good energy-efficiency rating. Dorking town centre and railway stations (Dorking Main for trains to Horsham, London Victoria or Waterloo; Dorking Deepdene/West for services between Reading and Redhill/Gatwick) are within reasonable walking/cycling distance. The house comes with a split-level rear garden and a car-port parking space. Chandler Way is conveniently located for access to the A24 which leads north to the M25 or south to Worthing and the coast.

Housing Association: A2Dominion.

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

Minimum Share: 55% (£222,750). The housing association will expect that you will purchase the largest share affordable.

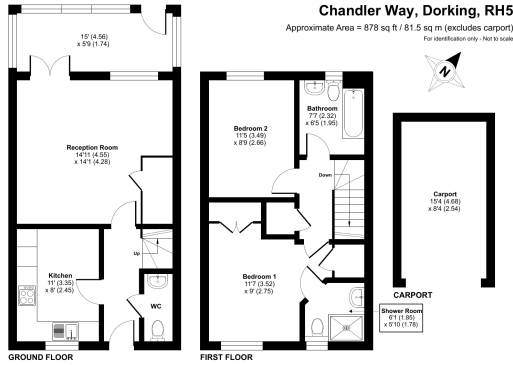
Shared Ownership Rent: £438.99 per month (subject to annual review).

Service Charge: £102.74 per month (subject to annual review).

Guideline Minimum Income: Dual - £TBC | Single - £TBC (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

W.C.

Kitchen
11' 0" x 8' 0" (3.35m x 2.44m)

Reception Room
14' 11" max. x 14' 1" max. (4.55m x 4.29m)

Conservatory
15' 0" x 5' 9" (4.57m x 1.75m)

FIRST FLOOR

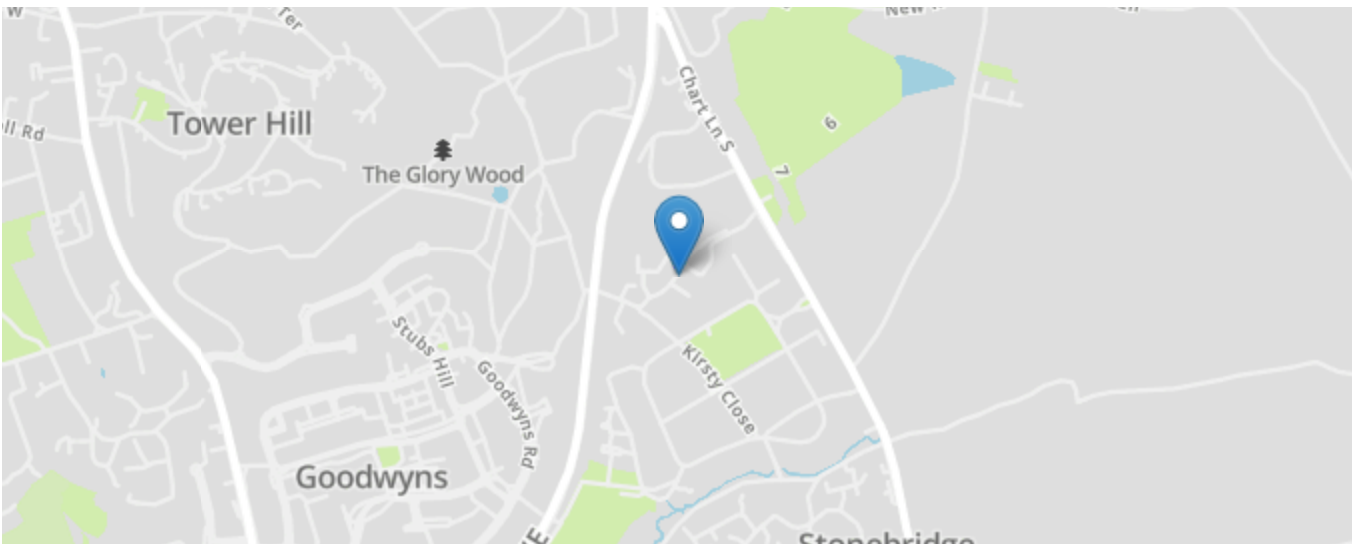
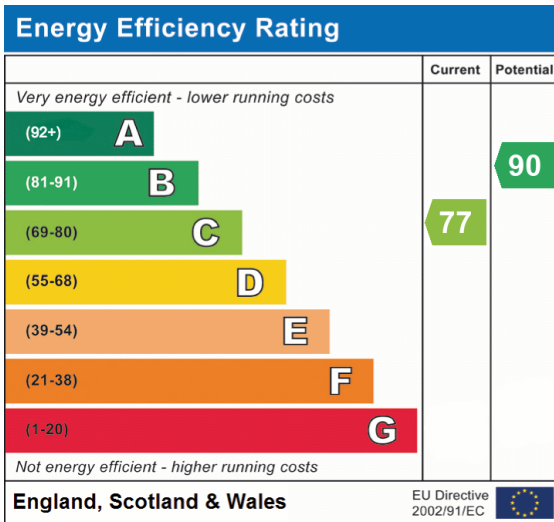
Landing

Bedroom 1
11' 7" x 9' 0" (3.53m x 2.74m)

En-Suite Shower Room
6' 1" x 5' 10" (1.85m x 1.78m)

Bedroom 2
11' 5" x 8' 9" (3.48m x 2.67m)

Bathroom
7' 7" x 6' 5" (2.31m 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.