

£115,000 Shared Ownership

Oakbourne Avenue, West End, Woking, Surrey GU24 9BG



- Guideline Minimum Deposit £11,500
- Two Storey, Two Bedroom, Semi Detached House
- Bathroom plus Downstairs WC
- Rear Garden
- Guide Min Income Dual £52.6k | Single £60.4k
- Approx. 764 Sqft Gross Internal Area
- Very Good Energy-Efficiency Rating
- Driveway Parking

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £460,000). This smartly-presented, semi-detached house has a ground-floor WC, a kitchen with sleek, white units and a spacious reception/dining room. Patio doors open onto an attractive rear garden with pergola and timber shed/summer house. On the first floor of the house are two generously-sized bedrooms and a stylish bathroom. Well insulated walls, roof and floor, high performance glazing and a modern gas central heating system all contribute towards a very good energy-efficiency rating. The house is part of a gated development just off Kings Road. A driveway provides off-street parking for two cars and the nearby A322 connects to the M3 as well as running south-east towards Guildford. The railway station, shops and other amenities of Woking town centre can also be reached via local bus.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/08/2018).

Minimum Share: 25% (£115,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £890.56 per month (subject to annual review).

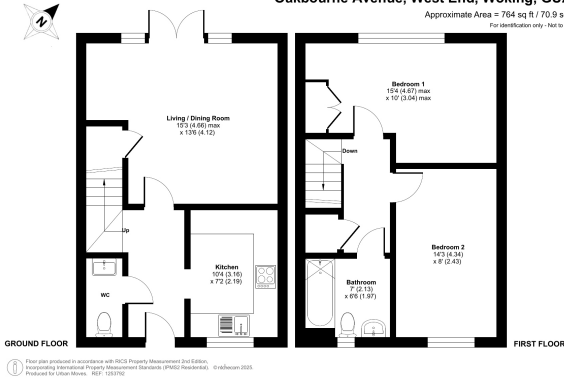
Service Charge: £75.62 per month (subject to annual review).

Guideline Minimum Income: Dual - £52,600 | Single - £60,400 (based on minimum share and 10% deposit).

Council Tax: Band D, Surrey Heath 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.

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Approximate Area = 764 sq ft / 70.9 sq m
For information only. Not to scale



DIMENSIONS

GROUND FLOOR

Entrance Hallway

W.C.

Kitchen

10' 4" x 7' 2" (3.15m x 2.18m)

Living / Dining Room

15' 3" max. x 13' 6" (4.65m x 4.11m)

FIRST FLOOR

Landing

Bedroom 1

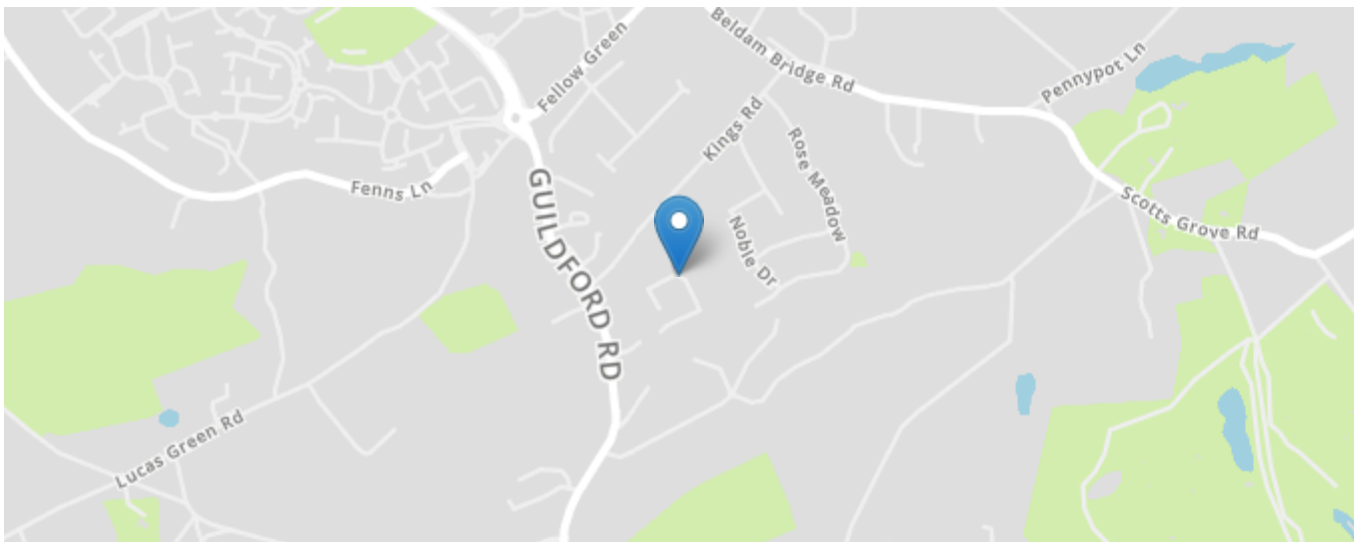
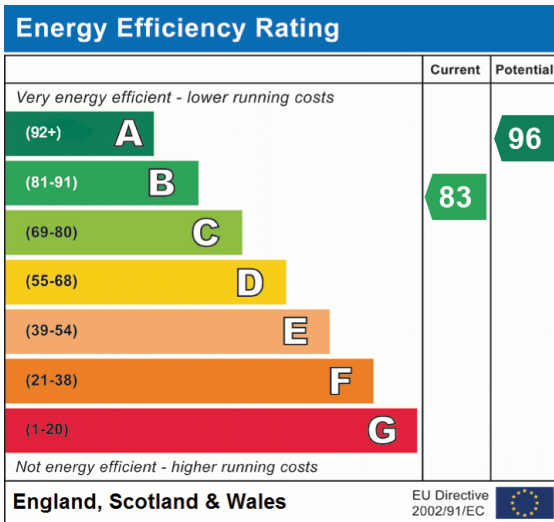
15' 4" max. x 10' 0" max. (4.67m x 3.05m)

Bedroom 2

14' 3" x 8' 0" (4.34m x 2.44m)

Bathroom

7' 0" x 6' 6" (2.13m 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.