

## £247,500 Shared Ownership

Ninehams Gardens, Caterham, Surrey CR3 5LP



- Guideline Minimum Deposit £24,750
- Approx. 889 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Allocated Parking Space
- Two Storey, Two Bedroom, End of Terrace House
- Bathroom plus Downstairs WC
- Rear Garden

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 55% share. Full market value £450,000). This smartly-presented property has a front reception room with bay window and attractive wood panelling. There is a ground-floor WC and a spacious kitchen/dining room with tiled floor. A door leads out to the rear garden, which can also be accessed via a side gate. On the first floor of the house are two generously-sized bedrooms and a stylish bathroom. The energy-efficiency rating is excellent, thanks to well insulated walls, roof and floor, high performance glazing, gas central heating and roof-mounted solar panels. Ninehams Gardens is very close to Coulsdon Common which, in 2019, was incorporated into the South London Downs National Nature Reserve along with several other sites in the surrounding area. The house comes with use of an allocated parking space plus Whyteleafe, Whyteleafe South and Upper Warlingham Railway Stations can be reached by bus and/or bike. Nearby Audley Primary School is Ofsted-rated 'Good' as are the two local secondary schools.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 01/02/2018).

**Minimum Share:** 55% (£247,500). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £483.27 per month (subject to annual review).

**Service Charge:** £29.76 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £TBC | Single - £TBC (based on minimum share and 10% deposit).

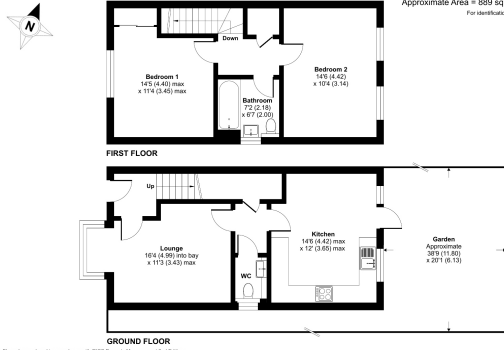
**Council Tax:** Band D, Tandridge District Council. Priority is given to applicants living and/or working in this local authority.

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

Ninehams Gardens, Caterham, CR3

Approximate Area = 885 sq ft / 82.5 sq m  
For identification only - not to scale



Plan also produced in accordance with PAS 203 Energy Assessment for Buildings, incorporating International Property Measurement Standards (IPMS Residential), © urbandeem 2022. Produced by Urban Moves, 0201 2221941

### GROUND FLOOR

#### Entrance Hall

#### Lounge

16' 4" into bay x 11' 3" max. (4.98m x 3.43m)

#### Inner Hall

#### W.C.

#### Kitchen

14' 6" max. x 12' 0" max. (4.42m x 3.66m)

#### Garden

approximately 38' 9" x 20' 1" (11.81m x 6.12m) plus side return

### FIRST FLOOR

#### Landing

#### Bedroom 1


14' 5" max. x 11' 4" max. (4.39m x 3.45m)

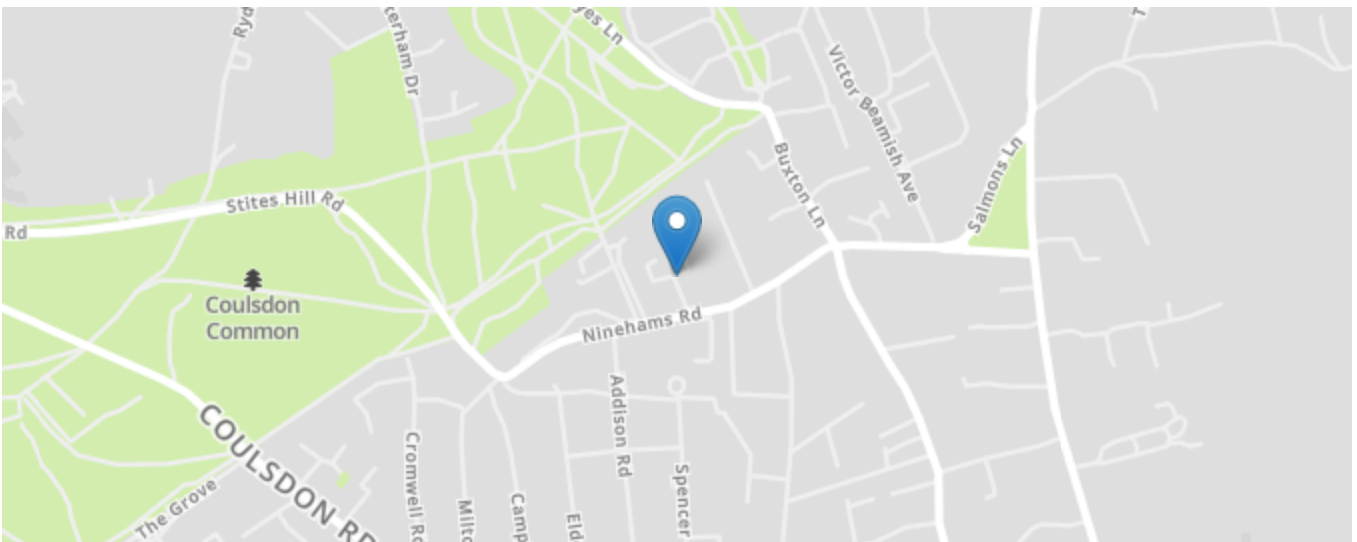
#### Bathroom

7' 2" max. x 6' 7" max. (2.18m x 2.01m)

#### Bedroom 2

14' 6" x 10' 4" (4.42m x 3.15m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	<b>87</b>	<b>88</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		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.