

£160,000 Shared Ownership

Juno House, 16 Ceres Crescent, Epsom, Surrey KT17 1FH



- Guideline Minimum Deposit £16,000
- Top Floor (second, building has a lift)
- Open Plan Kitchen/Reception Room
- Parking Space
- Guide Min Income Dual £49.4k | Single £56.7k
- Approx. 546 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Short Walk from Ewell East Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 50% share. Full market value £320,000). This beautifully-presented flat is on the top floor of a modern development and has a twenty-six-foot reception room with open-plan kitchen area featuring attractive units and integrated appliances. The bedroom includes a fitted, mirror-fronted wardrobe, there is a storage/utility cupboard in the entrance hallway and a stylish bathroom. Well insulated walls and roof, high performance glazing and gas central heating all contribute towards a very good energy-efficiency rating. The flat comes with use of an allocated parking space and the nearby A24 leads into central London as well as providing access to the M25 and beyond. Alternatively, Ewell East Station is just a short walk away and Ewell West is also within easy reach.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/10/2019).

Minimum Share: 50% (£160,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £489.18 per month (subject to annual review).

Service Charge: £136.32 per month (subject to annual review).

Guideline Minimum Income: Dual - £49,400 | Single - £56,700 (based on minimum share and 10% deposit).

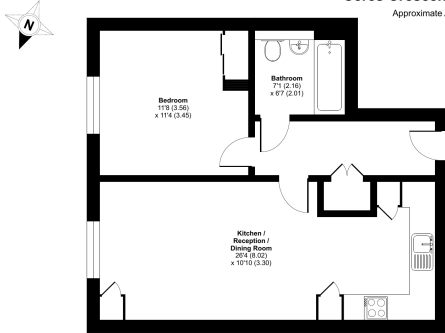
Council Tax: Band C, Epsom & Ewell Borough Council. Priority is given to applicants living and/or working in this local authority.

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).

DIMENSIONS

Ceres Crescent, Epsom, KT17

Approximate Area = 546 sq ft / 50.7 sq m
For identification only - Not to scale



Plan plan produced in accordance with RICS Property Measurement 2nd Edition, (incorporating International Planned Measurement Standards (IPMS) Residential), 1st Edition 2018. Produced for Urban Moves REF: 1202883

SECOND FLOOR

Entrance Hallway

Reception

26' 4" max. x 10' 10" max. (8.03m x 3.30m)

Kitchen


included in reception measurement

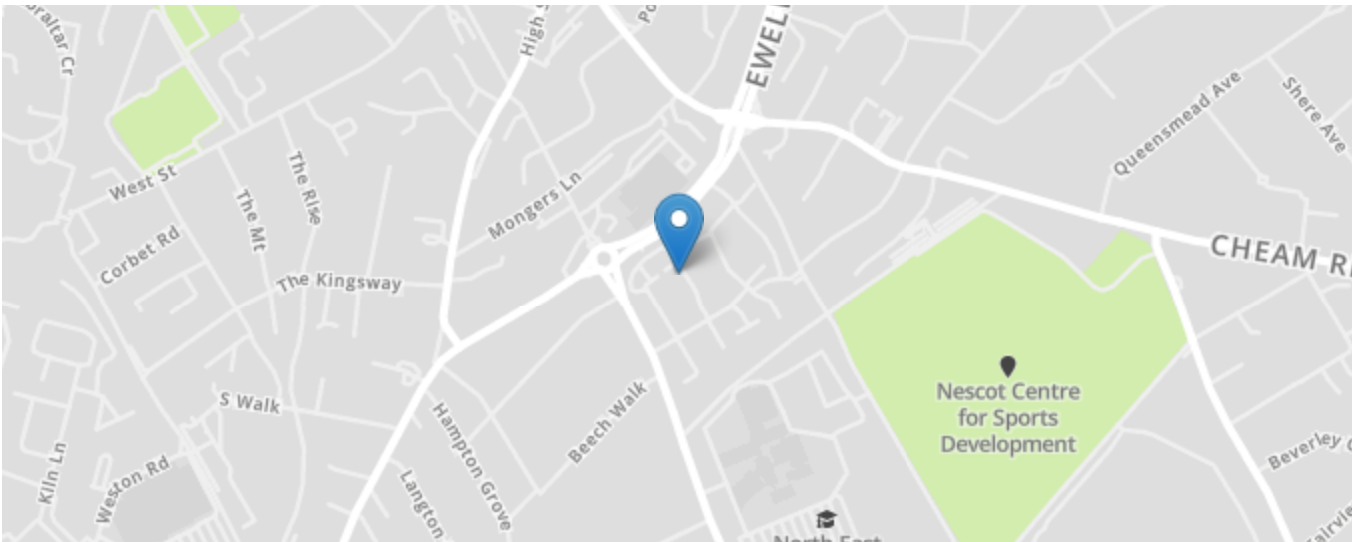
Bedroom

11' 8" max. x 11' 4" max. (3.56m x 3.45m)

Bathroom

7' 1" max. x 6' 7" max. (2.16m x 2.01m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	83	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		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.