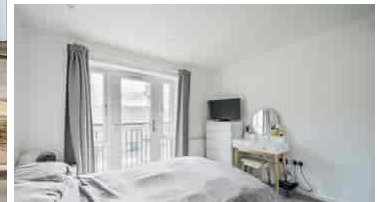


£180,000 Shared Ownership

Fern Copse, Great Bookham, Leatherhead, Surrey KT23 3EX



- Guideline Minimum Deposit £18,000
- First Floor (with Private Ground Floor Entrance)
- Reception plus Kitchen/Dining Room
- Parking Space
- Guide Min Income Dual £47.2k | Single £54k
- Approx. 932 Sqft Gross Internal Area
- Two Juliette Balconies
- Shared, South-Facing Garden

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 50% share. Full market value £360,000). A spacious and smartly-presented flat forming the top (first) floor of a modern building which is part of a development of similar properties in this semi-rural area of Surrey. Access is via a private, ground-floor entrance with stairs leading up to a naturally lit landing and inner hallway. There is a generously-sized kitchen/dining room, a reception room with bay window, a stylish, high-spec bathroom and two large bedrooms. The kitchen features a Juliette balcony, as does one of the bedrooms. Well insulated walls and roof, high performance glazing and gas central heating all contribute towards a very good energy-efficiency rating. Great Bookham High Street is only a short walk away and Bookham Railway Station, for services between Guildford and London Waterloo, is also within easy reach. The flat comes with use of a parking space and the south-facing rear garden which is shared with the ground-floor flat.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/07/2018).

Minimum Share: 50% (£180,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £427.07 per month (subject to annual review).

Service Charge: £26.31 per month (subject to annual review).

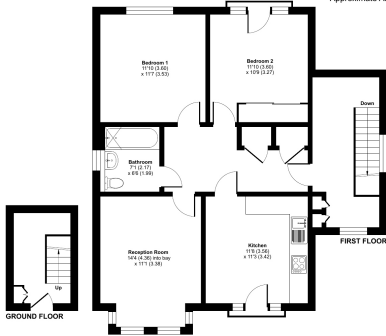
Guideline Minimum Income: Dual - £47,200 | Single - £54,000 (based on minimum share and 10% deposit).

Council Tax: Band C, Mole Valley District Council. Priority is given to applicants living and/or working in this local authority.

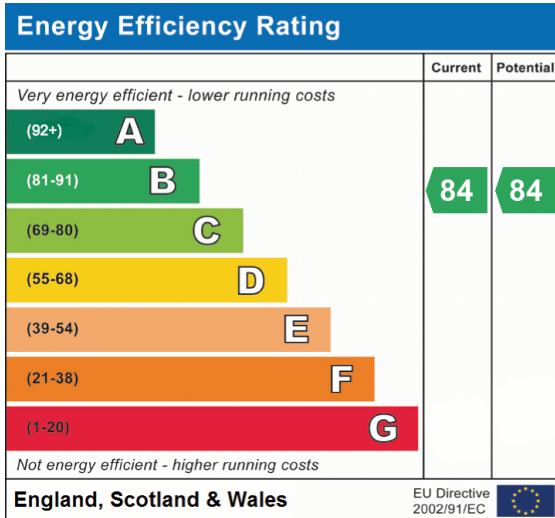
This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are 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.

Fern Copse, Great Bookham, Leatherhead, KT23

Approximate Area = 932 sq ft / 86.5 sq m
For identification only - Not to scale



① Floor plan generated in accordance with RICS Property Measurement 2nd Edition.
Incorporating International Property Measurement Standards (IPMS Residential).
Produced for Urban Moves, REF: 123047



DIMENSIONS

GROUND FLOOR

Entrance Hall
stairs leading up to

FIRST FLOOR

Landing

Hallway

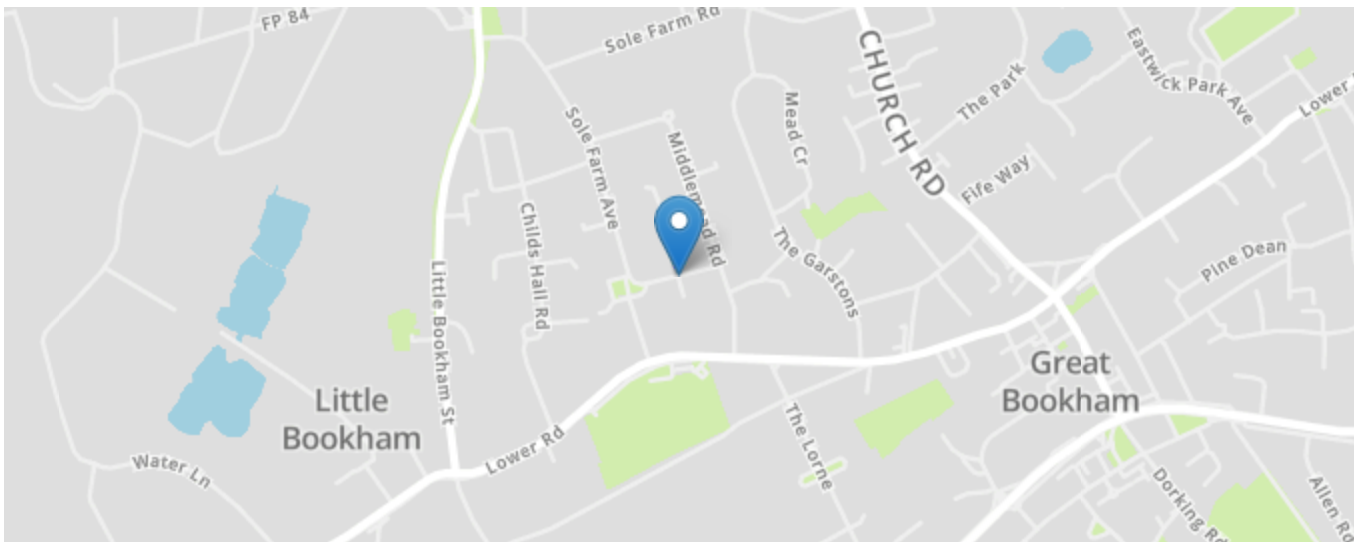
Kitchen / Dining Room
11' 8" x 11' 3" (3.56m x 3.43m)

Reception Room
14' 4" into bay x 11' 1" (4.37m x 3.38m)

Bathroom
7' 1" max. x 6' 6" max. (2.16m x 1.98m)

Bedroom 1
11' 10" x 11' 7" (3.61m x 3.53m)

Bedroom 2
11' 10" x 10' 9" (3.61m x 3.28m)



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.