

£112,500 Shared Ownership



- Guideline Minimum Deposit £11,250
- Second (Top) Floor
- Very Good Energy Efficiency Rating
- Parking Space
- Guide Min Income Dual £34.3k | Single £40.5k
- Approx. 479 Sqft Gross Internal Area
- South/South-East-Facing Juliette Balcony
- Leatherhead Station Within Easy Reach

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 50% share. Full market value £225,000). This top-floor flat is smartly presented and forms part of a recently constructed development. There is a dual-aspect reception room with south/south-east-facing Juliette balcony and an open-plan kitchen area featuring sleek, white units. The bedroom includes a fitted wardrobe and the bathroom is simple yet stylish. A large storage/utility cupboard has been provided in the entrance hallway and the well insulated walls and roof, high performance glazing and modern gas central heating system all contribute towards a very good energy-efficiency rating. Leatherhead Railway Station, for services between Guildford/Dorking/Horsham and London Waterloo/Victoria, is only a short walk away and the town centre is also within easy reach. The flat comes with use of an allocated parking space.

Housing Association: A2Dominion.

Tenure: Leasehold (125 years from 24/06/2018).

Minimum Share: 50% (£112,500). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £343.22 per month (subject to annual review).

Service Charge: £177.46 per month (subject to annual review).

Guideline Minimum Income: Dual - £34,300 | Single - £40,500 (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. Pets not permitted (except assistance animals).

DIMENSIONS

SECOND FLOOR

Entrance Hallway

Reception

19' 9" max. x 11' 4" (6.02m x 3.45m)

Kitchen

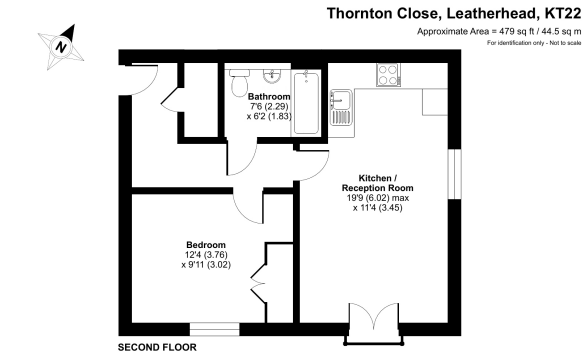
included in reception measurement

Bedroom

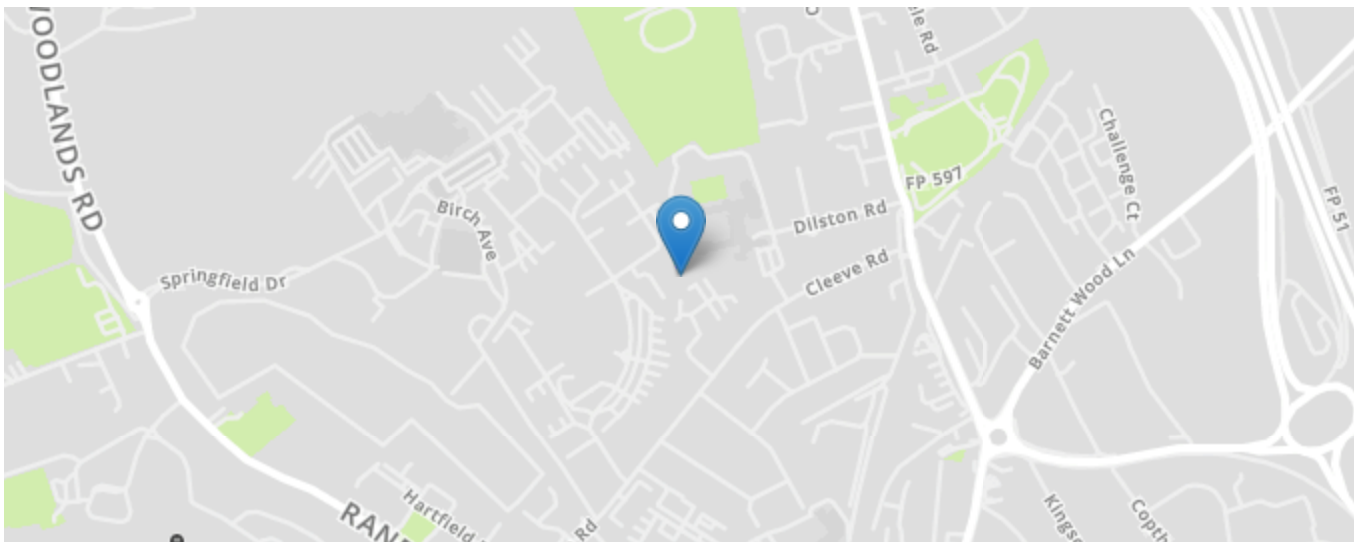
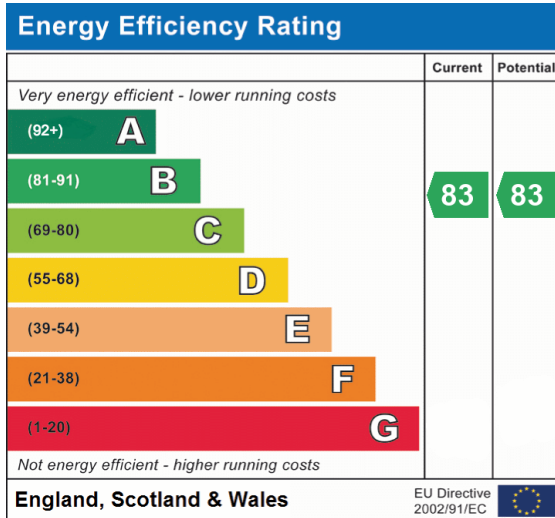
12' 4" x 9' 11" (3.76m x 3.02m)

Bathroom

7' 6" max. x 6' 2" max. (2.29m x 1.88m)



Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
Incorporating International Property Measurement Standards (IPMS) (November 2018).
Produced for Urban Moves. REF: 1271047



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.