

£176,000 Shared Ownership

Ninehams Gardens, Caterham, Surrey CR3 5LP



- Guideline Minimum Deposit £17,600
- Two Storey, Two Bedroom, Mid Terrace House
- Bathroom plus Downstairs WC
- West/South-West Facing Rear Garden
- Guide Min Income Dual £55.3k | Single £63.6k
- Approx. 884 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Parking Space

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £440,000). This smartly-presented property has a front reception room with bay window. There is a ground-floor cloakroom/WC and a spacious and attractive kitchen/dining room with tiled floor. A door leads out to the west/south-west-facing rear garden. On the first floor of the house are two generously-sized bedrooms and a stylish bathroom. The energy-efficiency rating is excellent, thanks to demanding insulation standards, 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 the Whyteleafe, Whyteleafe South and Upper Warlingham railway stations can be reached by bus and/or bike.

Housing Association: Clarion.

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

Minimum Share: 40% (£176,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £645.97 per month (subject to annual review).

Service Charge: £34.86 per month (subject to annual review).

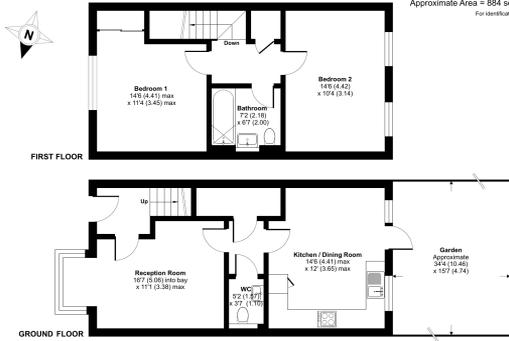
Guideline Minimum Income: Dual - £55,300 | Single - £63,600 (based on minimum share and 10% deposit).

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.

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Approximate Area = 684 sq ft / 62.1 sq m
For identification only - not to scale



Plan was produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) Residential. © Urbanmoves 2023. Produced by Urbanmoves. 0001/23/004

DIMENSIONS

GROUND FLOOR

Entrance Hall

Reception Room

16' 7" into bay x 11' 1" max. (5.05m x 3.38m)

Inner Hall

W.C.

5' 2" x 3' 7" (1.57m x 1.09m)

Kitchen / Dining Room

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

Garden

approximately 34' 4" x 15' 7" (10.46m x 4.75m)

FIRST FLOOR

Landing

Bedroom 1

14' 6" to rear of wardrobe x 11' 4" max. (4.42m x 3.45m)

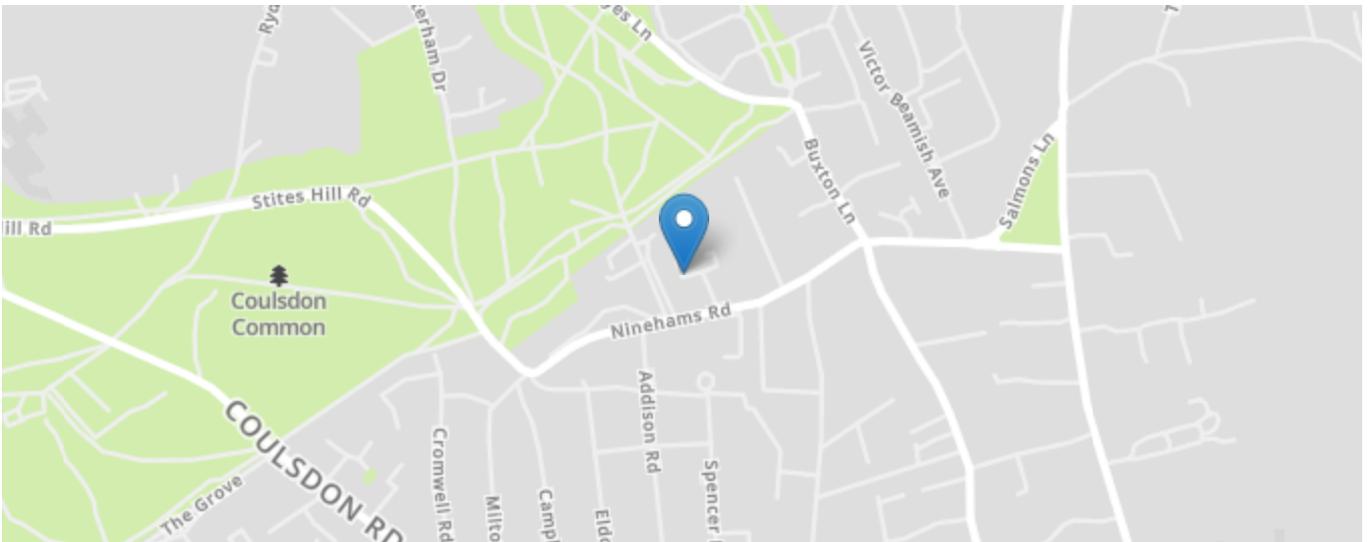
Bathroom

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+)	A	90	91
(81-91)	B		
(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.