

£103,250 Shared Ownership

Wychwood Place, Crawley Down, West Sussex RH10 4HN



- Guideline Minimum Deposit £10,325
- First (Top) Floor with Private Entrance
- Reception plus Separate Kitchen/Dining Room
- Very Good Energy Efficiency Rating
- Guide Min Income Dual £37k | Single £43.3k
- Approx. 926 Sqft Gross Internal Area
- Two Good-Sized Double Bedrooms
- Two Parking Spaces (one covered)

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £295,000). Access to this spacious property is via a private entrance with stairs leading up to the first floor. There is a generously-sized reception room plus a twenty-foot kitchen/dining room which receives plenty of natural light thanks to large, south/south-east-facing windows. Both bedrooms are comfortable doubles and the naturally-lit bathroom features attractive pencil-mosaic tiles. Well insulated walls, roof and floor, high performance glazing and gas central heating make for a very good energy-efficiency rating. The flat comes with the use of two parking spaces and there is also a communal cycle store. Crawley Down is a village approximately seven miles to the east of Crawley town centre and just a short drive from junction 10 of the M23, if travelling further afield.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/08/2016).

Minimum Share: 35% (£103,250). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £550.64 per month (subject to annual review).

Service Charge: £91.83 per month (subject to annual review).

Ground Rent: £250.00 for the year.

Guideline Minimum Income: Dual - £37,000 | Single - £43,300 (based on minimum share and 10% deposit)

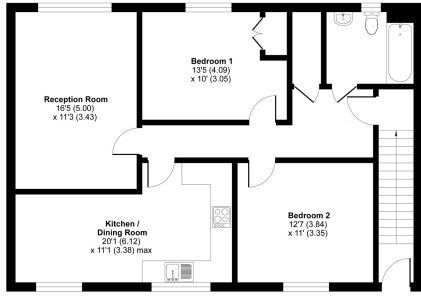
Council Tax: Band C, Mid Sussex District Council. Priority is given to applicants living and/or working in this local authority.

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.



Crawley Down, Crawley, RH10

Approximate Area = 926 sq ft / 86 sq m
For identification only - Not to scale



FIRST FLOOR

Certified Property Measurement Standards (CPMS) incorporating International Property Measurement Standards (IPMS) Residential. Produced by Urban Moves, REF: 171100

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(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	

DIMENSIONS

GROUND FLOOR

Private Entrance
stairs leading up to:

FIRST FLOOR

Hall

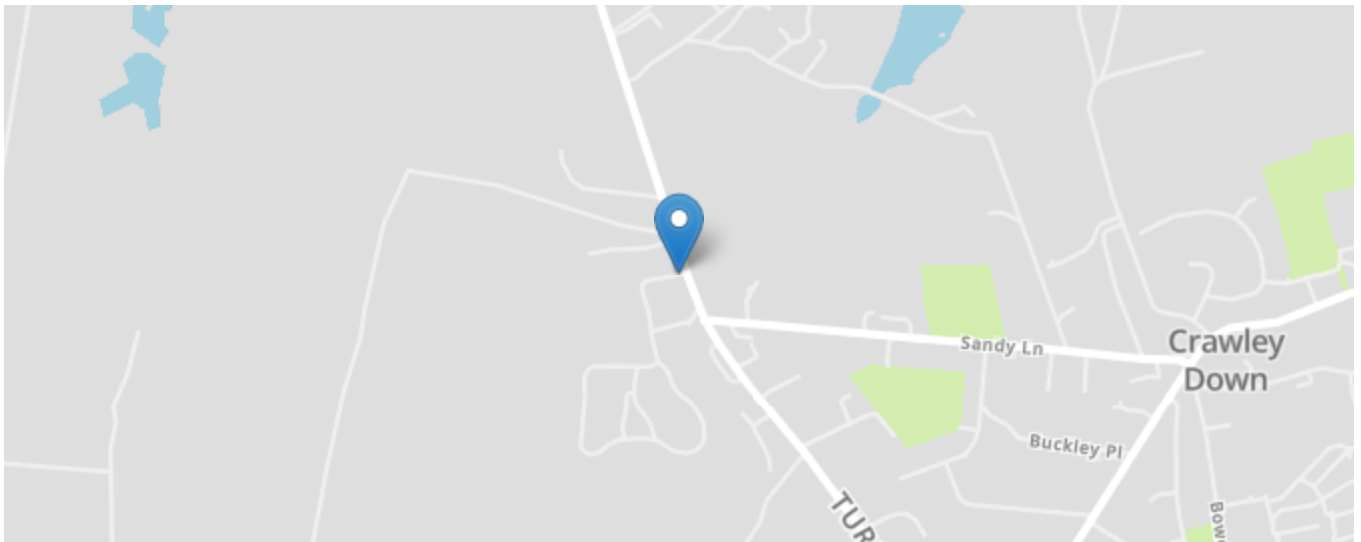
Reception Room
16' 5" x 11' 3" (5.00m x 3.43m)

Kitchen/Dining Room
20' 1" x 11' 1" max./8' 3" min. (6.12m x 3.38m/2.51m)

Bedroom 1
13' 5" x 10' (4.09m x 3.05m)

Bedroom 2
12' 7" x 11' (3.84m x 3.35m)

Bathroom
8' 2" max. x 6' 7" max. (2.49m x 2.01m)



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.