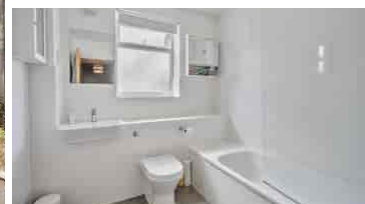
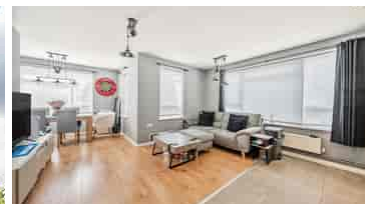


£87,500 Shared Ownership

Auten Court, Cressall Close, Leatherhead, Surrey KT22 7FT



- Guideline Minimum Deposit £8,750
- Ground Floor
- Open Plan Kitchen/Reception Room
- Parking Space
- Guide Min Income Dual £30.7k | Single £36.5k
- Approx. 558 Sqft Gross Internal Area
- Modern Double Glazing and Gas Central Heating
- Town Centre/Station within Easy Reach

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £250,000). This smartly-presented flat is on the ground floor of a small, modern building. The property has a reception room with multiple windows, attractive flooring, a well defined dining area and a stylish open-plan kitchen with integrated appliances. There is a good-sized bedroom and a spacious, naturally-lit bathroom. Well insulated walls and floor, modern double glazing and gas central heating make for a good energy-efficiency rating. The flat comes with use of an allocated parking space and is also within easy reach of Leatherhead town centre and railway station.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/10/2014).

Minimum Share: 35% (£87,500). The housing association will expect that you will purchase the largest share affordable.

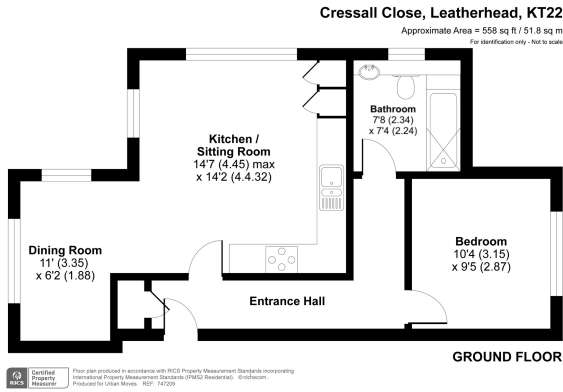
Shared Ownership Rent: £446.22 per month (subject to annual review).

Service Charge: £116.95 per month (subject to annual review).

Guideline Minimum Income: Dual £30,700 | Single £36,500 (based on minimum share and 10% deposit).

Council Tax: Band B, 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

GROUND FLOOR

Entrance Hall

Kitchen/Sitting Room Area

14' 7" max. x 14' 2" (4.45m x 4.32m)

Dining Area

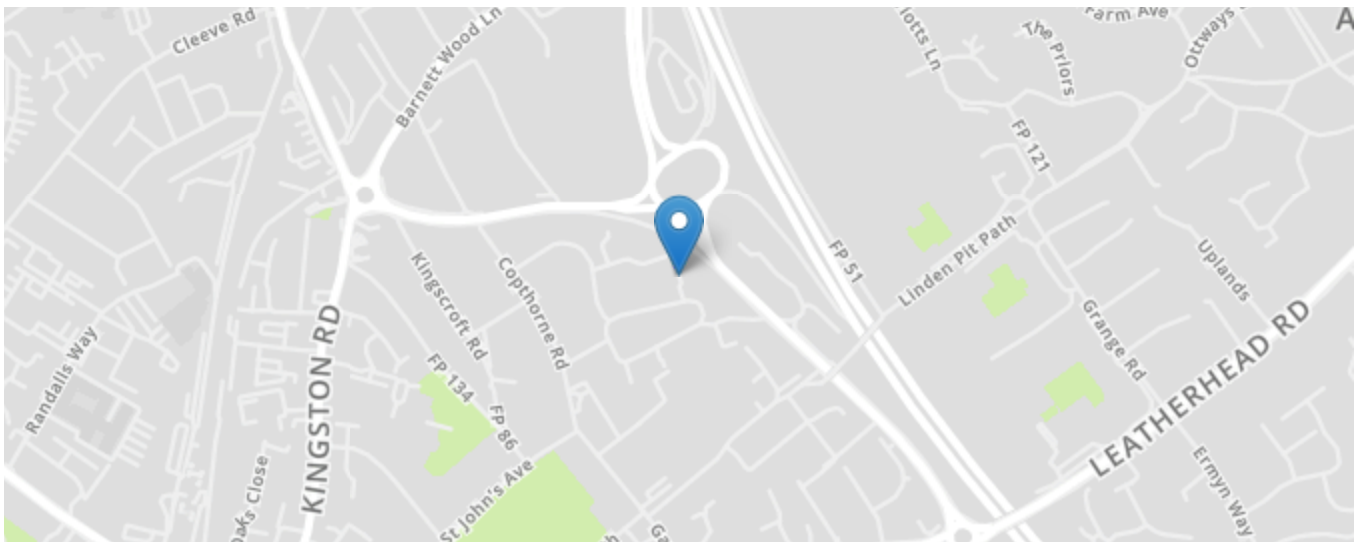
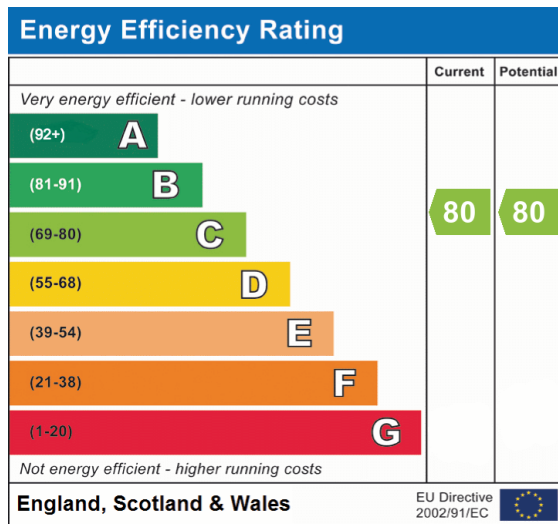
11' x 6' 2" (3.35m x 1.88m)

Bedroom

10' 4" x 9' 5" (3.15m x 2.87m)

Bathroom

7' 8" x 7' 4" (2.34m x 2.24m)



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.