

## £93,000 Shared Ownership

Huxley Drive, Oxted, Surrey RH8 9BZ



- Guideline Minimum Deposit £9300
- Second Floor with Balcony
- High Performance Glazing
- Parking Space
- Guide Min Income: Dual £37.5k | Single £43.6k
- Approx. 754 Sqft Gross Internal Area
- Gas Central Heating
- Walking Distance to Hurst Green Station

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 30% share. Full market value £320,000). This smartly-presented flat is on the second floor of a modern building in the Hurst Green area south of Oxted. The property has a spacious, dual-aspect reception room with south/west-facing balcony and attractive, open-plan kitchen area. There is a large main bedroom with fitted wardrobe plus a generously-sized second double bedroom, a simple, a bathroom with limestone-style tiles and some useful built-in hallway storage. Well insulated walls, high performance glazing and gas central heating make for a very good energy-efficiency rating. The flat comes with use of a parking space and is also less than a mile from Hurst Green Station which offers services south towards East Grinstead/Uckfield or north into London Bridge/Victoria.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 01/06/2017).

**Minimum Share:** 30% (£93,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £635.02 per month (subject to annual review).

**Service Charge:** £74.55 per month (subject to annual review).

**Ground Rent:** £150.00 for the year.

**Guideline Minimum Income:** Dual - £37,500 | Single - £43,600 (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. Small pets permitted at the Housing Association's

## DIMENSIONS

### SECOND FLOOR

#### Entrance Hall

#### Reception

28' 2" max. x 13' 3" max. (8.59m x 4.04m)

#### Kitchen

included in reception measurement

#### Balcony

9' 0" x 6' 4" (2.74m x 1.93m)

#### Bedroom 1

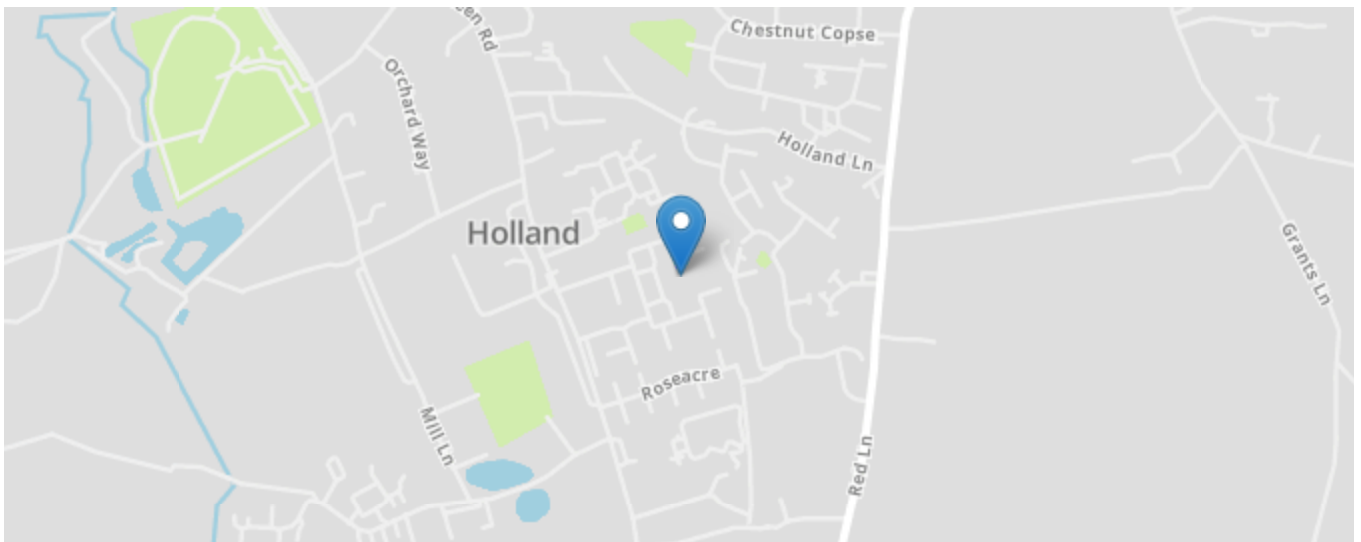
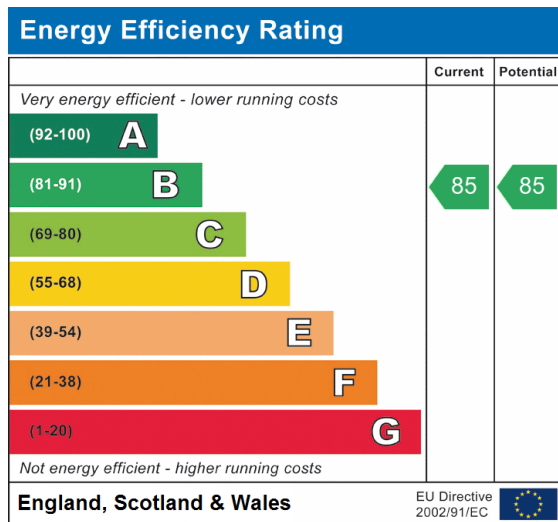
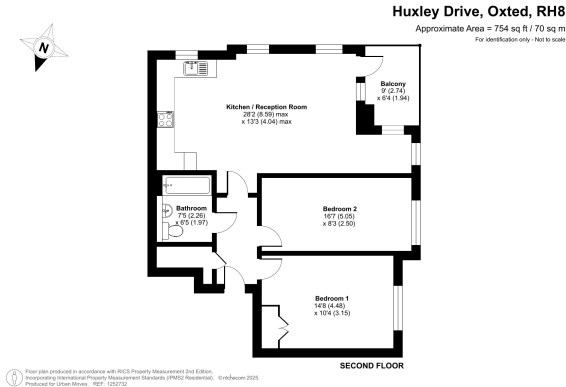
14' 8" x 10' 4" (4.47m x 3.15m)

#### Bedroom 2

16' 7" x 8' 3" (5.05m x 2.51m)

#### Bathroom

7' 5" x 6' 5" (2.26m x 1.96m)



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.