

£270,000 Shared Ownership

Constable Close, Epsom, Surrey KT17 1AY



- Guide Dual Income £78.7k 10% deposit £27k
- Two Storey, Two Bedroom, Semi Detached House
- Bathroom plus Downstairs WC
- South East Facing Rear Garden
- Guide Single Income £78.8k 25% deposit £67.5k
- Approx. 788 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Two Parking Spaces

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 45% share. Full market value £600,000). A great chance to buy a two-bedroom house in Surrey. This beautifully-presented, semi-detached property has a conventional, modern layout. A spacious entrance hall with attractive wood panelling, a stylish kitchen with integrated appliances, a central cloakroom/WC and a good-sized reception/dining room. Patio doors open onto a neatly-kept, south-east-facing rear garden. On the first floor of the house is a main bedroom with built-in wardrobe plus a second, comfortable, double bedroom and a sleek, naturally-lit bathroom. Well insulated walls, roof and floor, high performance glazing and gas central heating all contribute towards a very good energy-efficiency rating. The house comes with two driveway parking spaces and is also just a short walk from Ewell East Railway Station, for services to a number of destinations including in to London Bridge or Victoria. Nearby Priest Hill Nature Reserve offers impressive views and eighty acres to explore plus areas like Hogsmill Riverside Open Space and Nonsuch Park are within easy reach.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/10/2016). Freehold transferred on 100% ownership.

Minimum Share: 45% (£270,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £683.97 per month (subject to annual review).

Service Charge: £37.28 per month (subject to annual review).

Guideline Minimum Income: Dual - £78,700 (based on minimum share and 10% deposit) | Single - £78,800 (based on minimum share and 25% deposit).

Council Tax: Band D, Epsom & Ewell Borough 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.

DIMENSIONS

GROUND FLOOR

Entrance Hall

13' 6" max. x 6' 6" max. (4.12m x 1.97m)

Kitchen

9' 9" x 7' 7" (2.97m x 2.32m)

W.C.

7' 7" x 3' 4" (2.32m x 1.03m)

Reception / Dining Room

14' 6" x 13' 2" (4.42m x 4.02m)

Garden

approximately 30' 10" x 21' 2" (9.40m x 6.45m)

FIRST FLOOR

Landing

Bedroom 1

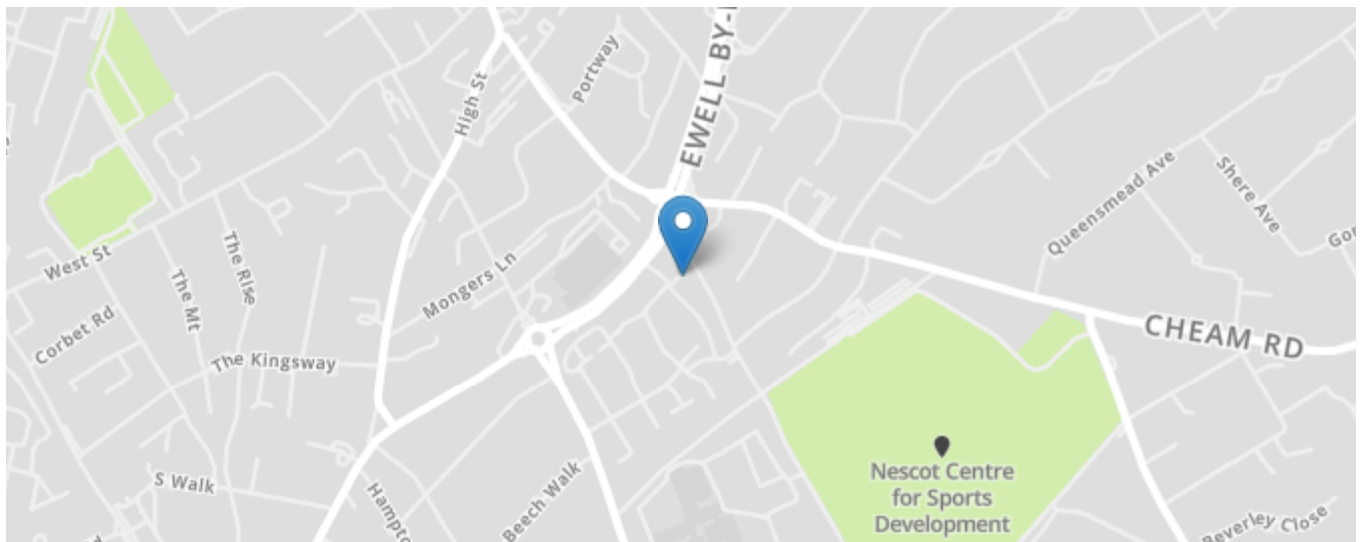
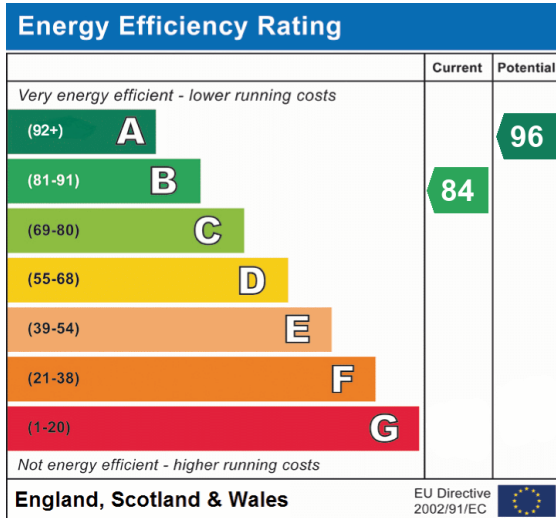
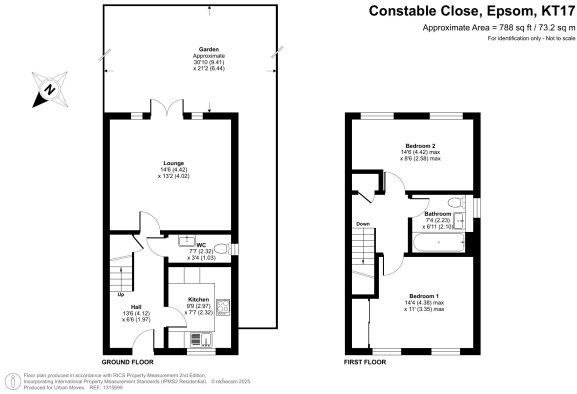
14' 4" max. x 11' 0" max. (4.37m x 3.35m)

Bathroom

7' 4" max. x 6' 11" max. (2.24m x 2.11m)

Bedroom 2

14' 6" max. x 8' 6" max. (4.42m x 2.59m)



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.