

£225,000 Shared Ownership

Ninehams Gardens, Caterham, Surrey CR3 5LP



- Guideline Minimum Deposit £22,500
- Two Storey, Two Bedroom, End of Terrace House
- Bathroom plus Downstairs WC
- Rear Garden
- Guide Min Income Dual £63k | Single £72.6k
- Approx. 881 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Parking Space

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 50% share. Full market value £450,000). This smartly-presented property has a front reception room with bay window, a central cloakroom/WC and an attractive and spacious kitchen/dining room with large floor tiles and a door leading out to the rear garden. On the first floor are two generously-sized bedrooms and a simple, modern 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 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). Freehold transferred on 100% ownership.

Minimum Share: 50% (£225,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £554.14 per month (subject to annual review).

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

Guideline Minimum Income: Dual - £63,000 | Single - £72,600 (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.

DIMENSIONS

GROUND FLOOR

Entrance Hall

Reception Room

16' 3" into bay x 11' 2" (4.95m x 3.40m)

Cloakroom

Kitchen / Dining Room

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

FIRST FLOOR

Landing

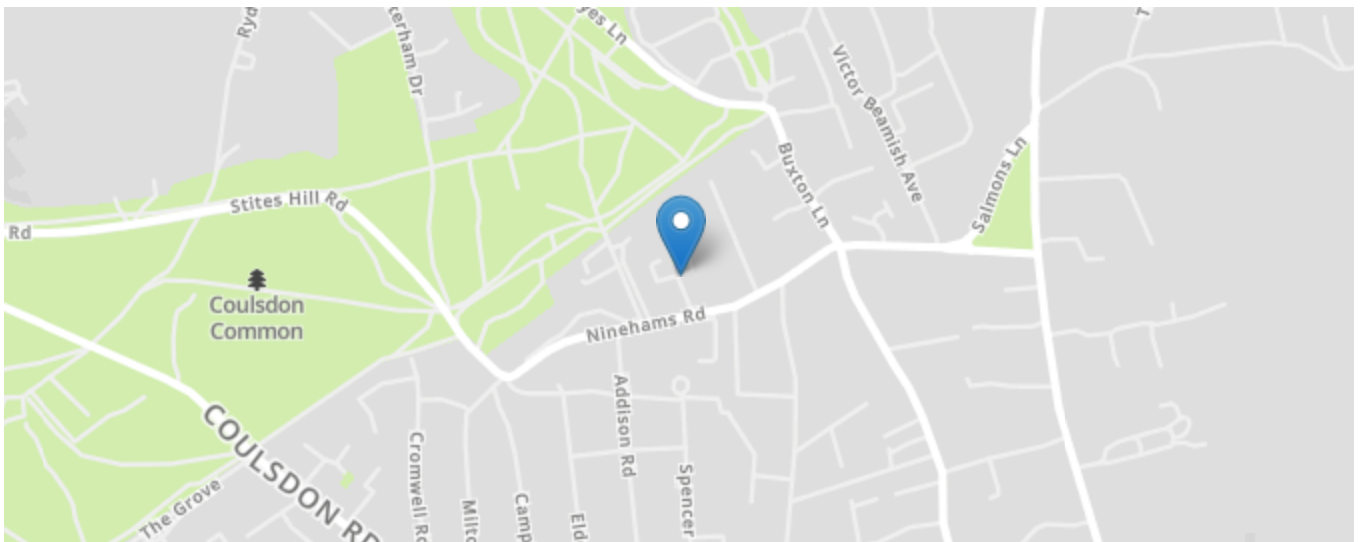
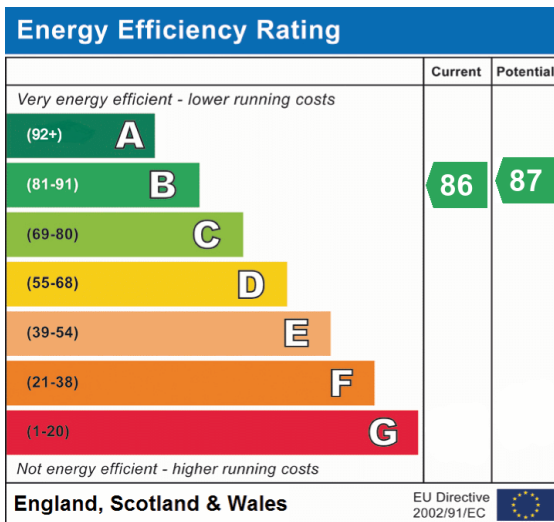
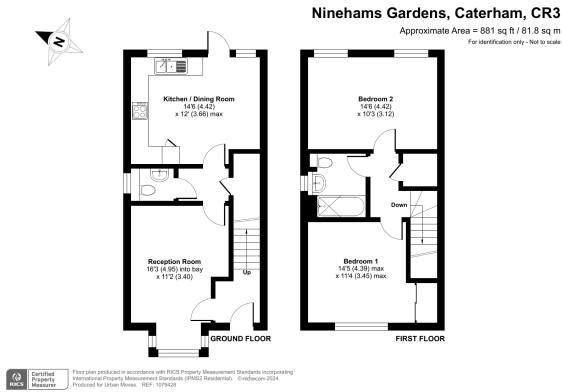
Bedroom 1

14' 5" max. x 11' 4" max. (4.39m x 3.45m)

Bathroom

Bedroom 2

14' 6" x 10' 3" (4.42m x 3.12m)



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.