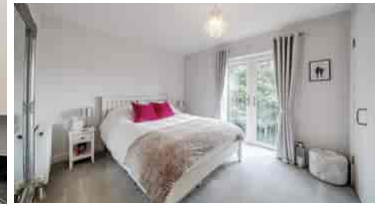


£135,000 Shared Ownership

Elgin Gardens, Guildford, Surrey GU1 1UB



- Guideline Minimum Deposit £13,500
- Second (Top) Floor
- Dual Aspect Kitchen/Reception Room
- Parking Space (+ Shared Visitor Parking)
- Guide Min Income Dual £37.2k | Single £43.4k
- Approx. 575 Sqft Gross Internal Area
- Balcony
- Short Walk from London Road Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 45% share. Full market value £300,000). This top-floor flat is spacious, beautifully-presented and in a modern building surrounded by greenery. The property features a dual-aspect reception room with an east/south-east-facing balcony and sleek, open-plan kitchen area. The bedroom is a generously-sized double with a Juliette balcony and fitted wardrobe. There is an attractive bathroom and a useful walk-in storage cupboard in the hallway. Well insulated walls, double glazing and gas central heating make for a good energy-efficiency rating. The flat comes with use of an allocated parking space plus London Road Station is only a short walk or even shorter bus ride away. The wide open spaces of Stoke Park are also nearby and Guildford town centre is within easy reach.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/09/2014).

Minimum Share: 45% (£135,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £397.76 per month (subject to annual review).

Service Charge: £65.26 per month (subject to annual review).

Ground Rent: £150.00 for the year.

Guideline Minimum Income: Dual £37,200 | Single £43,400 (based on minimum share and 10% deposit).

Council Tax: Band B, Guildford 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. Pets not permitted (except assistance animals).

DIMENSIONS

SECOND FLOOR

Entrance Hall

Reception

23' 1" max. x 13' 5" max. (7.04m x 4.09m)

Balcony

13' 3" x 4' 5" (4.04m x 1.35m)

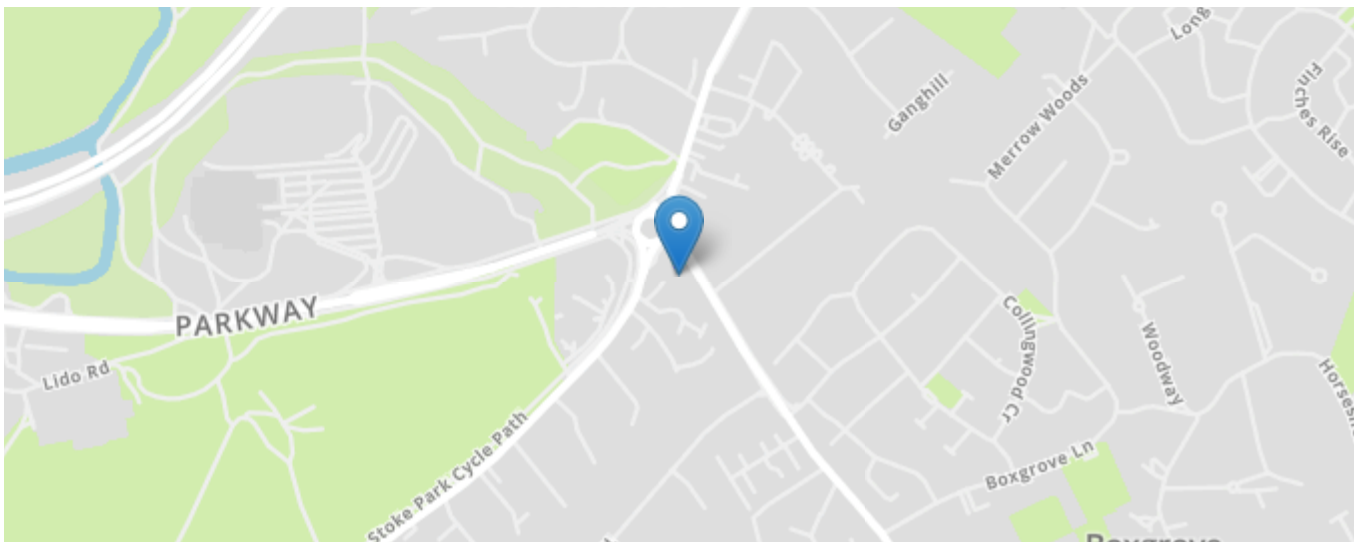
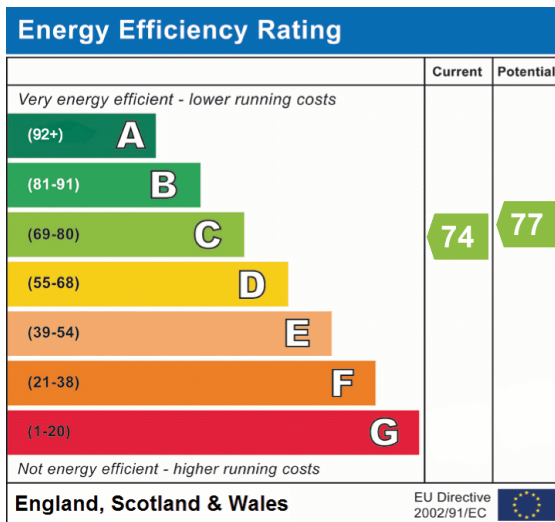
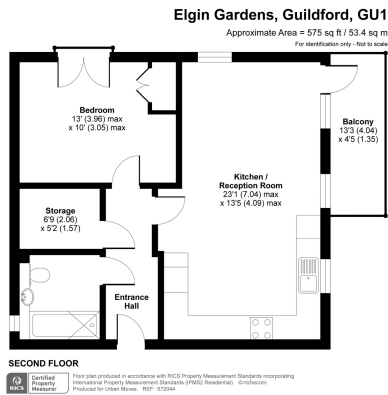
Kitchen

included in reception measurement

Bedroom

13' x 10' (3.96m x 3.05m)

Bathroom



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.