

## £90,000 Shared Ownership

New Bridge Road, Cranleigh, Surrey GU6 8UT



- Guideline Minimum Deposit £9,000
- Ground Floor
- Semi-Open-Plan Kitchen/Reception Room
- Very Good Energy Efficiency Rating
- Guide Min Income Dual £38.8k | Single £45.1k
- Approx. 678 Sqft Gross Internal Area
- Two Good-Sized Double Bedrooms
- Parking Space

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 30% share. Full market value £300,000). This flat is on the ground floor of an attractive building which is period in style but with the energy efficiency benefits that well insulated walls and floor, high performance glazing and a modern gas central heating system provides. The property has a twenty-two-foot reception with semi-open-plan kitchen area featuring sleek units and integrated appliances. The bedrooms are generously-sized doubles and there is a simple yet stylish bathroom. The flat comes with use of an allocated parking space and is also within comfortable walking distance, or a brief bike ride, of Cranleigh High Street. The village, considered by some to be the largest in Britain, has an arts centre and leisure centre, along with a range of shops and other amenities. Knowle Country Park is a nearby and recently-developed nature reserve which offers beautiful, outside space to enjoy as well as hosting occasional events. Guildford is approximately eight miles to the north-west, Horsham around twelve miles south-east.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 01/04/2020).

**Minimum Share:** 30% (£90,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £622.98 per month (subject to annual review).

**Service Charge:** £101.66 per month (subject to annual review).

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

**Guideline Minimum Income:** Dual - £38,800 | Single - £45,100 (based on minimum share and 10% deposit).

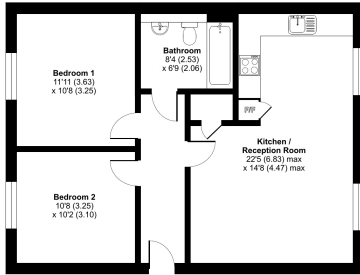
**Council Tax:** Band D, Waverley Borough Council. Priority is given to applicants living and/or working in this local authority.

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).



## New Bridge Road, Cranleigh, GU6

Approximate Area = 678 sq ft / 63 sq m  
For identification only - Not to scale



GROUND FLOOR

Plan produced in accordance with NICE Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) (December 2020). Produced for Urban Moves. REF: 133823

## DIMENSIONS

### GROUND FLOOR

#### Entrance Hallway

#### Reception

22' 5" max. x 14' 8" max. (6.83m x 4.47m)

#### Kitchen

included in reception measurement

#### Bathroom

8' 4" max. x 6' 9" max. (2.53m x 2.06m)

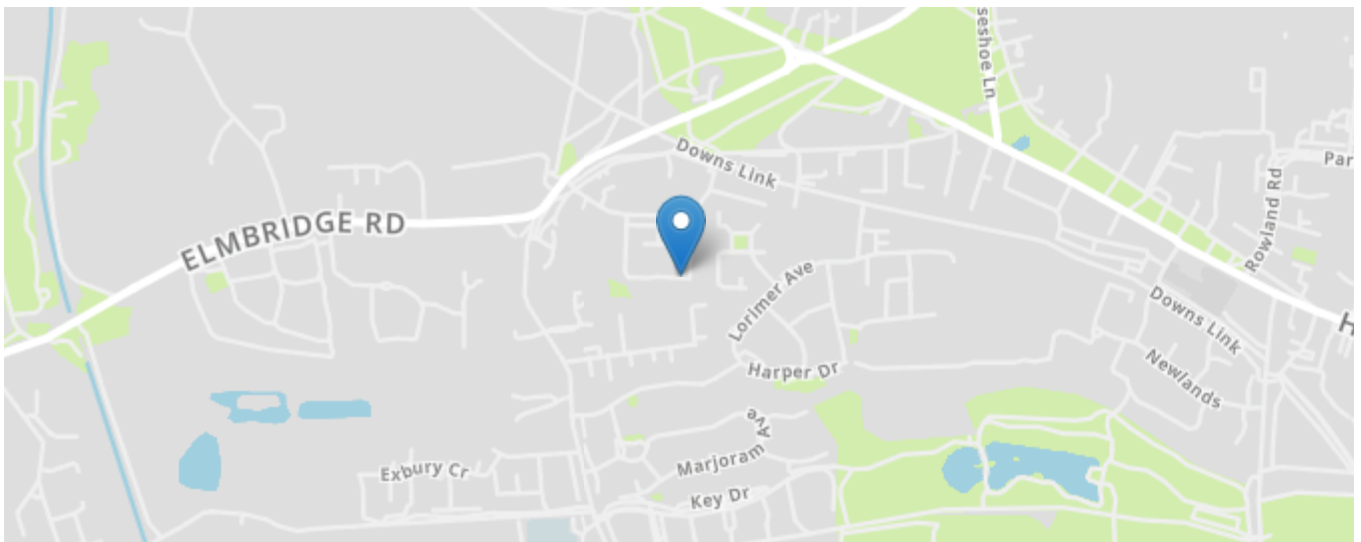
#### Bedroom 1

11' 11" x 10' 8" (3.63m x 3.25m)

#### Bedroom 2

10' 8" x 10' 2" (3.25m x 3.10m)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	83	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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.