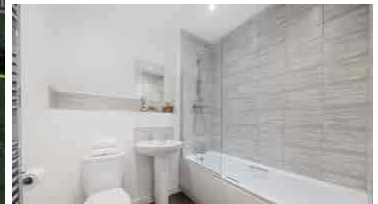


£90,000 Shared Ownership

Wey Corner, Walnut Tree Close, Guildford, Surrey GU1 4TT



- Guideline Minimum Deposit £9,000
- Third (Top) Floor
- Very Good Energy Efficiency Rating
- Short Walk to Guildford Station
- Guide Min Income Dual £37.5k | Single £43.8k
- Approx. 551 Sqft Gross Internal Area
- Balcony Overlooking The River Wey
- Town Centre Within Easy Reach

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 30% share. Full market value £300,000). This smartly-presented flat is on the top (third) floor of a modern development. The property has an open-plan kitchen/reception room with sleek, handle-less units and attractive flooring. A large, glass door leads out onto the south-east-facing balcony which provides a delightful and far-reaching view, taking in the meandering River Wey and its verdant banks. Additional, internal, features include a spacious bedroom with window bay and fitted, mirror-fronted wardrobe. There is a stylish bathroom and a hallway storage/utility cupboard. Well insulated walls and roof, high performance glazing and gas central heating all contribute towards a very good energy-efficiency rating. The flat comes with use of the communal cycle store, Guildford Railway Station is only a short walk away and the picturesque town centre is also within easy reach.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/07/2018).

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

Shared Ownership Rent: £634.79 per month (subject to annual review).

Service Charge: £97.39 per month (subject to annual review).

Ground Rent: £250.00 for the year.

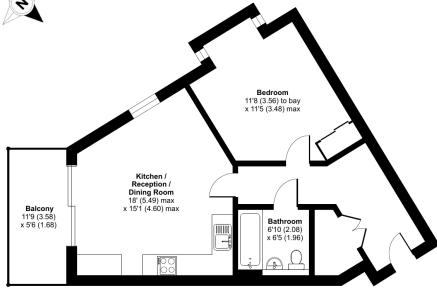
Guideline Minimum Income: Dual - £37,500 | Single - £43,800 (based on minimum share and 10% deposit).

Council Tax: Band C, 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). There is no parking space offered with this property.

Wey Corner, Walnut Tree Close, Guildford, GU1

Approximate Area = 551 sq ft / 51.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS) Residential. © Urbanmoves 2020.
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DIMENSIONS

THIRD FLOOR

Entrance Hall

Bedroom

11' 8" to bay x 11' 5" max. (3.56m x 3.48m)

Bathroom

6' 10" max. x 6' 5" max. (2.08m x 1.96m)

Reception

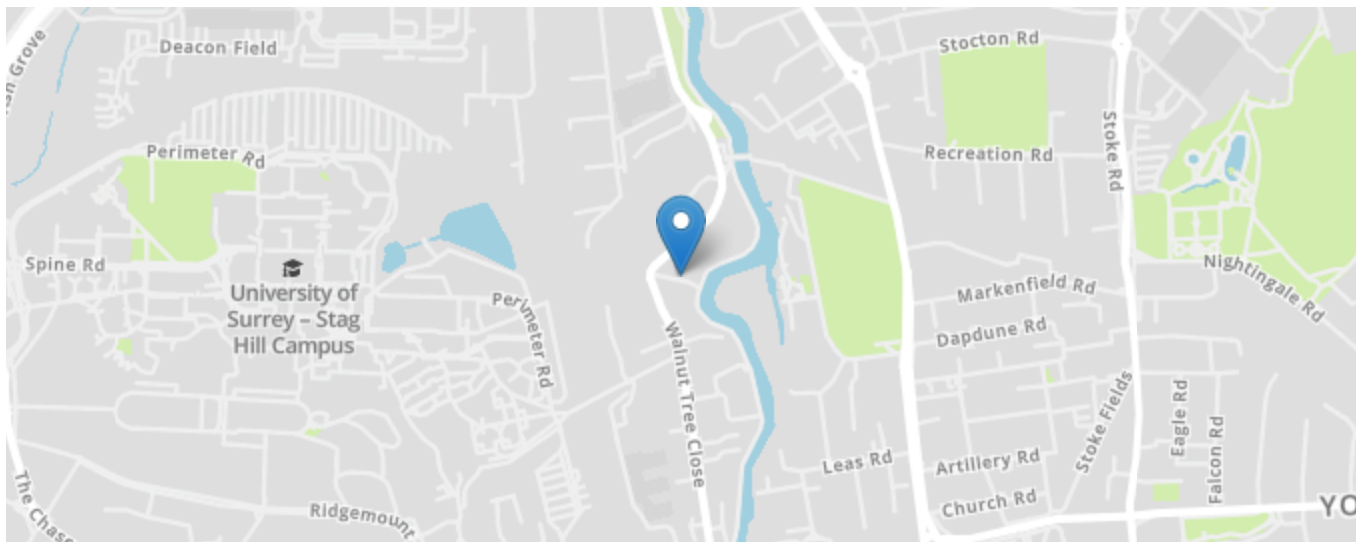
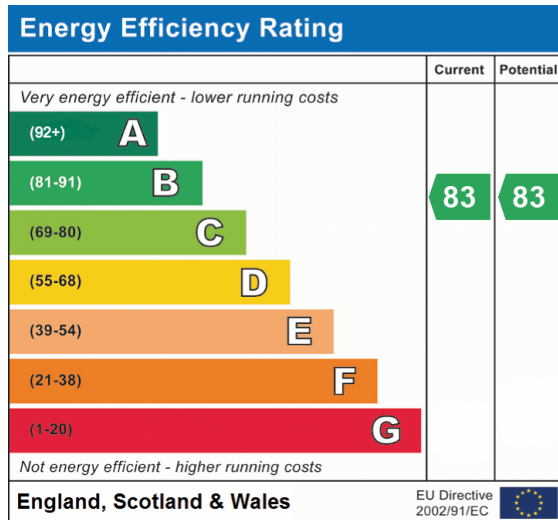
18' 0" max. x 15' 1" max. (5.49m x 4.60m)

Kitchen

included in reception measurement

Balcony

11' 9" x 5' 6" (3.58m x 1.68m)



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.