

£225,000 Shared Ownership

Lucas Drive, West End, Woking, Surrey GU24 9GG



- Guideline Minimum Deposit £22,500
- Two Storey, Two Bedroom, Semi Detached House
- Bathroom plus Downstairs WC
- South/South-East Facing Rear Garden
- Guide Min Income Dual £65.2k | Single £75.2k
- Approx. 812 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Two-Car Driveway

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 50% share. Full market value £450,000). A recently-constructed and smartly-presented, semi-detached house in the village of West End. The property has a spacious kitchen at the front, a central cloakroom/WC and a rear reception room with attractive flooring. A door leads out to a south/south-east-facing garden with patio, lawn and timber shed. On the first floor of the house is a large main bedroom plus a good-sized second double bedroom and a simple, modern bathroom. Well insulated walls, roof and floor, high performance glazing and gas central heating all contribute towards a very good energy-efficiency rating. A driveway provides off-street parking for two cars and the nearby A322 connects to the M3 as well as running south-east towards Guildford. The railway station, shops and other amenities of Woking town centre can also be reached via local bus. Holy Trinity Primary School, which is just minutes away is Ofsted-rated 'Good' and the local secondary school, Gordon's, 'Outstanding'.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/12/2019). Freehold transferred on 100% ownership.

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

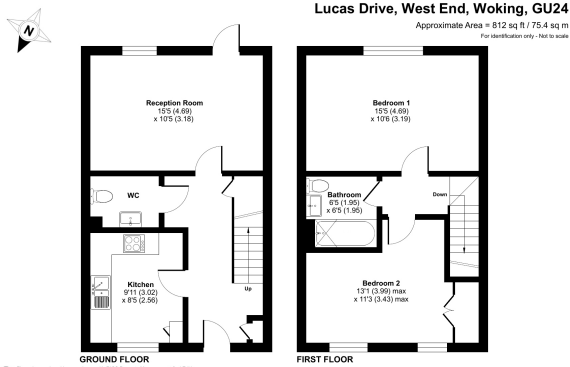
Shared Ownership Rent: £581.74 per month (subject to annual review).

Service Charge: £63.14 per month (subject to annual review).

Guideline Minimum Income: Dual - £65,200 | Single - £75,200 (based on minimum share and 10% deposit).

Council Tax: Band D, Surrey Heath 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

Kitchen

9' 11" x 8' 5" (3.02m x 2.56m)

W.C.

Reception Room

15' 5" x 10' 5" (4.69m x 3.18m)

FIRST FLOOR

Landing

Bedroom 1

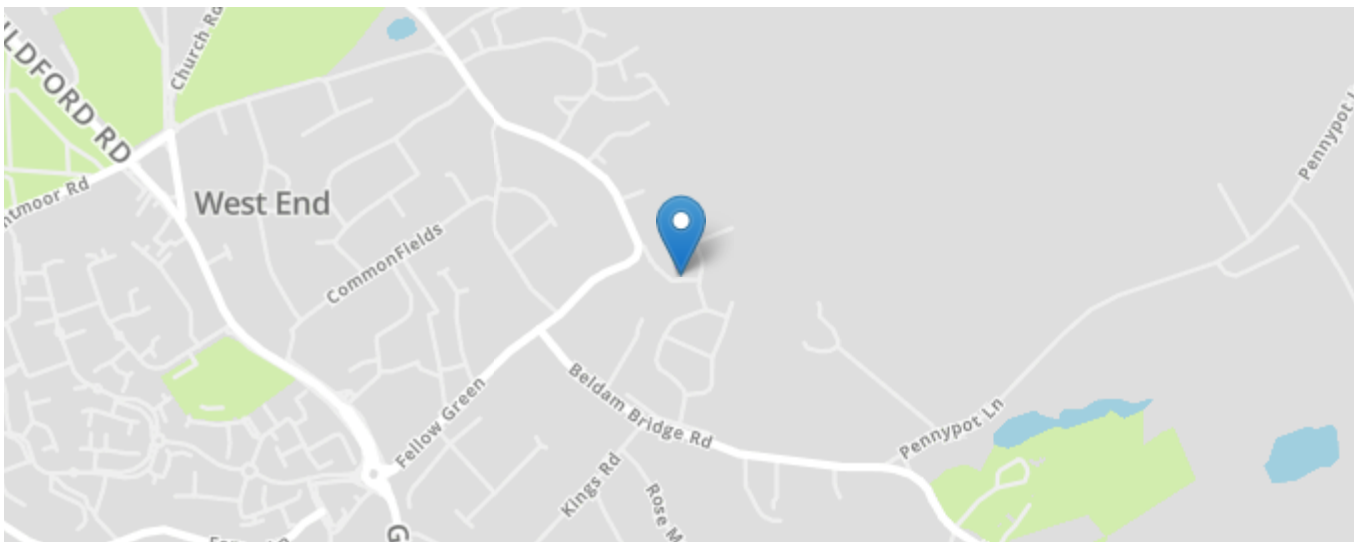
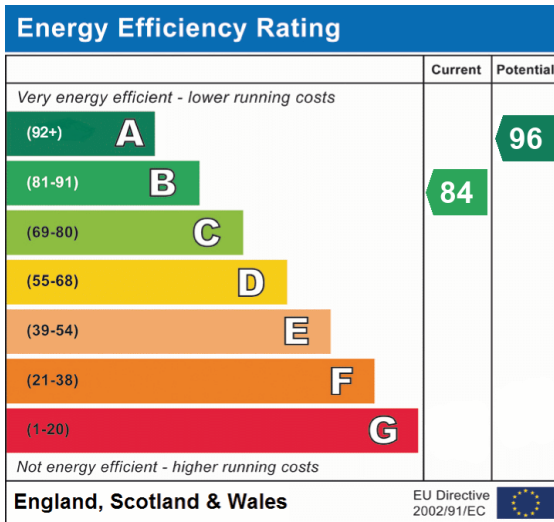
15' 5" x 10' 6" (4.69m x 3.19m)

Bathroom

6' 5" max. x 6' 5" max. (1.95m x 1.95m)

Bedroom 2

13' 1" max. x 11' 3" max. (3.99m x 3.43m)



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.