

£130,000 Shared Ownership

Douglas House, Edenside Road, Great Bookham, Surrey KT23 3JB



- Guideline Minimum Deposit £13,000
- Ground Floor
- Open Plan Kitchen/Reception Room
- Parking Space
- Guide Min Income Dual £42.2k | Single £48.4k
- Approx. 693 Sqft Gross Internal Area
- Modern Double Glazing and Gas Central Heating
- Short Walk from Bookham Railway Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £325,000). This smartly-presented, ground-floor flat features an approximately twenty-foot open-plan kitchen/reception room with stylish units, integrated appliances and a Juliette balcony. There is a main bedroom with fitted wardrobe plus a second double bedroom and a sleek, modern bathroom. A pair of deep storage/utility cupboards have been provided in the entrance hallway and well insulated walls, modern double glazing and gas central heating make for a good energy-efficiency rating. The property comes with use of an allocated parking space plus Bookham Station, for SWR services between Guildford and London Waterloo is only a short walk away. The development has a communal lawn and is very close to Great Bookham Common.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/04/2015).

Minimum Share: 40% (£130,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £473.70 per month (subject to annual review).

Service Charge: £142.09 per month (subject to annual review).

Guideline Minimum Income: Dual - £42,200 | Single - £48,400 (based on minimum share and 10% deposit).

Council Tax: Band C, Mole Valley 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. Pets not permitted (except assistance animals).

DIMENSIONS

GROUND FLOOR

Entrance Hall

Reception

19' 11" max. x 13' 0" max. (6.07m x 3.96m)

Kitchen

included in reception measurement

Bedroom 1

14' 2" x 10' 6" (4.33m x 3.21m)

Bedroom 2

11' 6" x 8' 6" (3.50m x 2.58m)

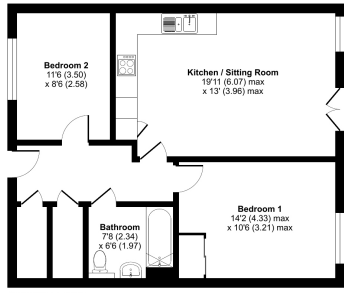
Bathroom

7' 8" max. x 6' 6" max. (2.34m x 1.98m)

Edenside Road, Great Bookham, Leatherhead, KT23

Approximate Area = 693 sq ft / 64.3 sq m

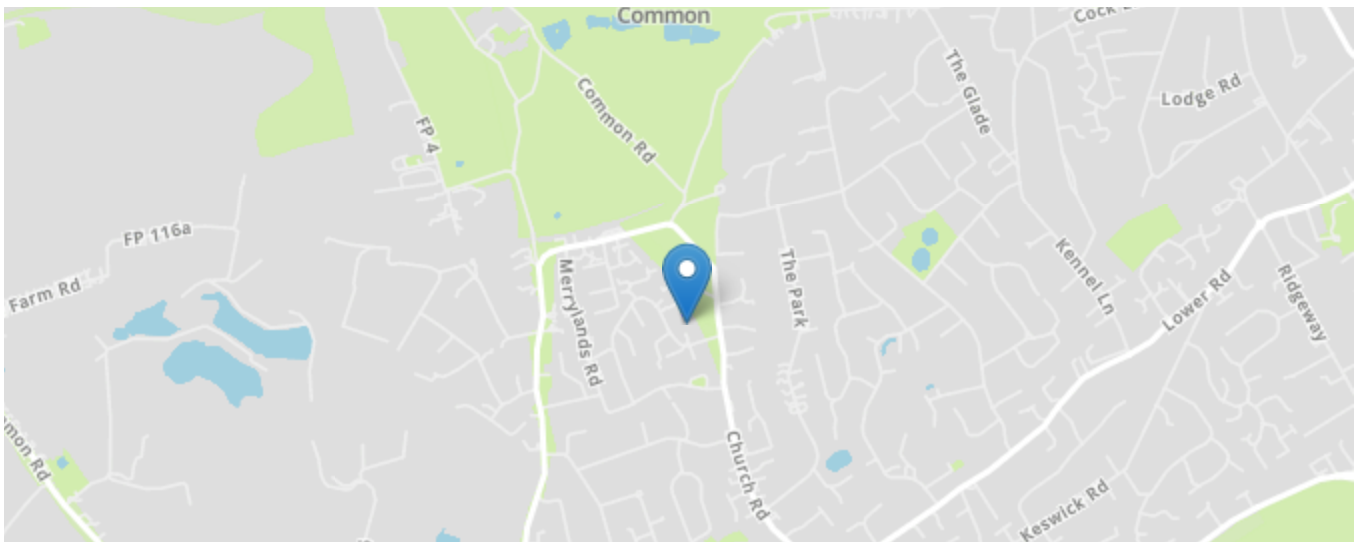
For identification only - Not to scale



GROUND FLOOR

ⓘ Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS). Produced for Urban Moves. REF: 1885102

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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.