

## £80,000 Shared Ownership

Janson House, 9 Darbyshire Road, Newdigate, Surrey RH5 5BB



- Guideline Minimum Deposit £12,000
- First (Top) Floor
- Beautiful, Rural Surroundings
- Modern Double Glazing and Gas Central Heating
- Communal Lawn and Cycle Store
- Guide Min Income Dual £32k | Single £38.3k
- Approx. 725 Sqft Gross Internal Area
- Semi-Open-Plan Kitchen/Reception Room
- South Facing Balcony
- Two Parking Spaces

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 25% share. Theoretical full market value £320,000 but see 'Please Note' below). This two-bedroom flat is on the top (first) floor of a small block made up of only three other properties. A door leads from the reception room out onto a south-facing balcony that offers a delightful view of the surrounding countryside. The semi-open-plan kitchen shares the same, favourable, aspect and features sleek white unit fronts and contrasting walnut-style worktops. Both bedrooms are generously-sized doubles and there is an attractive, naturally lit bathroom. A pair of storage/utility cupboards have been provided in the entrance hall and well insulated walls and roof, modern double glazing and gas central heating make for a good energy-efficiency rating. Janson House has a communal lawn on one side and a parking area which includes two spaces allocated to this flat. Alternatively, Holmwood Railway Station, for services between Horsham and London Victoria, is only a short bus or cycle ride away.

**Please Note:** 'Staircasing' is restricted to 80% for this property.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years less 3 days from 29/03/2012).

**Minimum Share:** 25% (£80,000). The housing association will expect that you will purchase the largest share affordable.

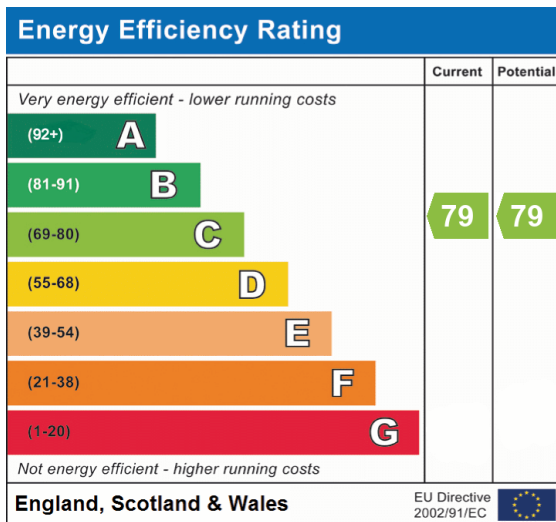
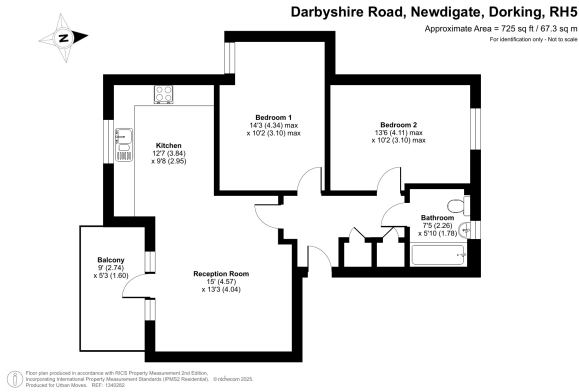
**Shared Ownership Rent:** £595.45 per month (subject to annual review).

**Service Charge:** £82.46 per month (subject to annual review).

**Guideline Minimum Income:** Dual £32,000 | Single £38,300 (based on minimum share and 15% deposit).

**Council Tax:** Band B, 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

### FIRST FLOOR

#### Living Area

15' 0" x 13' 3" (4.57m x 4.04m)

#### Balcony

9' 0" x 5' 3" (2.74m x 1.60m)

#### Kitchen/Dining Area

12' 7" x 9' 8" (3.84m x 2.95m)

#### Bedroom 1

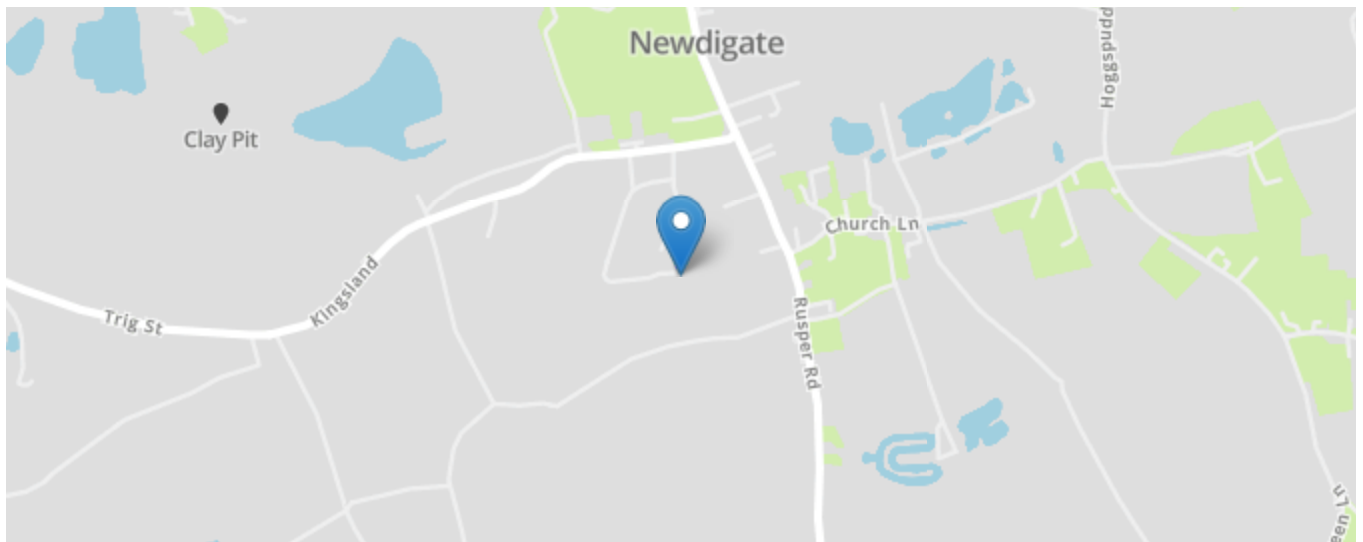
14' 3" max. x 10' 2" max. (4.34m x 3.10m)

#### Bedroom 2

13' 6" max. x 10' 2" max. (4.11m x 3.10m)

#### Bathroom

7' 5" max. x 5' 10" max. (2.26m x 1.78m)



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.