

£116,000 Shared Ownership

Gainsborough Court, 73 Webber Street, Horley, Surrey RH6 8QN



- Guideline Minimum Deposit £11,600
- Second (Top) Floor
- Dual Aspect Reception Room
- Parking Space
- Guide Min Income Dual £38.2k | Single £44.5k
- Approx. 730 Sqft Gross Internal Area
- Very Good Energy-Efficiency Rating
- Short Bike Ride from Town Centre/Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £290,000). This well-proportioned flat is on the top floor of a recently constructed development and appears in excellent condition throughout. The property has a twenty-four-foot, dual-aspect reception with attractive flooring and open-plan kitchen area featuring stylish, handle-less units. The large main bedroom also benefits from windows on two sides and includes a fitted wardrobe. There is a good-sized second double bedroom, a sleek, naturally-lit bathroom and a pair of hallway storage/utility cupboards. Well insulated walls and roof, high performance glazing and a modern gas central heating system all contribute towards a very good energy efficiency rating. The flat comes with use of a parking space and Horley Railway Station and the town centre can also be reached via brief cycle ride. Ofsted list three primary schools within a mile radius of Gainsborough Court, all rated 'Good', and Horley Leisure Centre is within comfortable walking distance.

Housing Association: A2Dominion.

Tenure: Leasehold (125 years from 12/11/2021).

Minimum Share: 40% (£116,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £456.78 per month (subject to annual review).

Service Charge: £141.96 per month (subject to annual review).

Guideline Minimum Income: Dual - £38,200 | Single - £44,500 (based on minimum share and 10% deposit).

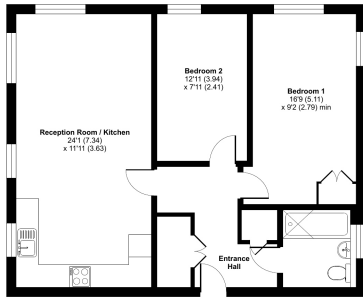
Council Tax: Band C, Reigate & Banstead Borough Council. Priority is given to applicants living and/or working in this local authority.

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).



Webber Street, RH6

Approximate Area = 730 sq ft / 67.8 sq m
For identification only - Not to scale



SECOND FLOOR

Certified Property Measurement
This plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) (Residential) - Groundwork
Produced for Urban Moves REF: 112548

DIMENSIONS

SECOND FLOOR

Entrance Hall

Reception

24' 1" x 11' 11" (7.34m x 3.63m)

Kitchen

included in reception measurement

Bedroom 1

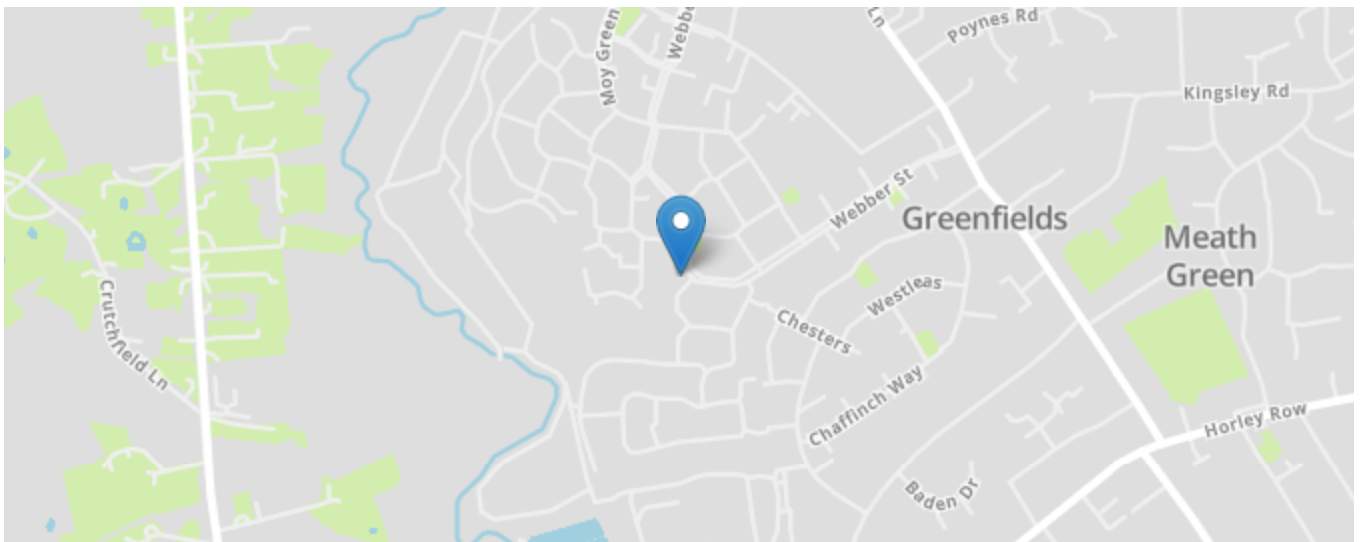
16' 9" x 9' 2" min. (5.11m x 2.79m)

Bedroom 2

12' 11" x 7' 11" (3.94m x 2.41m)

Bathroom

Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92+) A			
(81-91) B			
(69-80) C	83	83	
(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.