

£143,750 Shared Ownership

New Bridge Road, Cranleigh, Surrey GU6 8UT



- Guideline Minimum Deposit £14,375
- Two Storey, Four Bedroom, Semi-Detached House
- Bathroom plus Downstairs WC
- Rear Garden
- Guide Min Income Dual £68.3k | Single £78.8k
- Approx. 1138 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Two Parking Spaces

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £575,000). A rare chance to buy a four-bedroom, shared-ownership family home. This recently-constructed, semi-detached property provides more than eleven hundred square foot of accommodation arranged over two storeys. There is a cloakroom/WC just off the entrance hall and an attractive kitchen with sleek units and integrated appliances. Double doors lead from the twenty-foot living/dining room out to a west-facing rear garden with patio, lawn and timber shed. On the first floor of the house are two large bedrooms plus two further bedrooms which, though smaller, could still be considered comfortable doubles. There is also a stylish, naturally-lit bathroom. Well insulated walls, roof and floor, high performance glazing and a modern gas central heating system all contribute to a very good energy-efficiency rating. The property comes with two forecourt parking spaces and is also within walking distance, or a brief bike ride, of Cranleigh High Street. The village has an arts centre and leisure centre, along with a range of shops and other amenities. Knowle Country Park/Nature Reserve is nearby and offers beautiful, outside space to enjoy as well as hosting occasional events. Guildford is approximately eight miles to the north-west, Horsham around twelve miles south-east.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/02/2020). Freehold transferred on 100% ownership.

Minimum Share: 25% (£143,750). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £1167.32 per month (subject to annual review).

Service Charge: £25.33 per month (subject to annual review).

Guideline Minimum Income: Dual - £68,300 | Single - £78,800 (based on minimum share and 10% deposit).

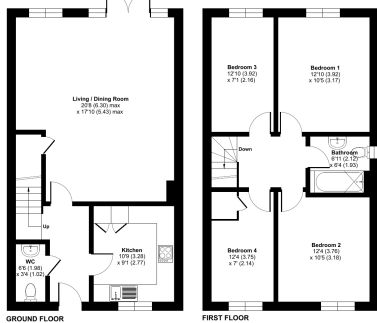
Council Tax: Band E, Waverley Borough Council. Priority is given to applicants living and/or working in the local authority.

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.

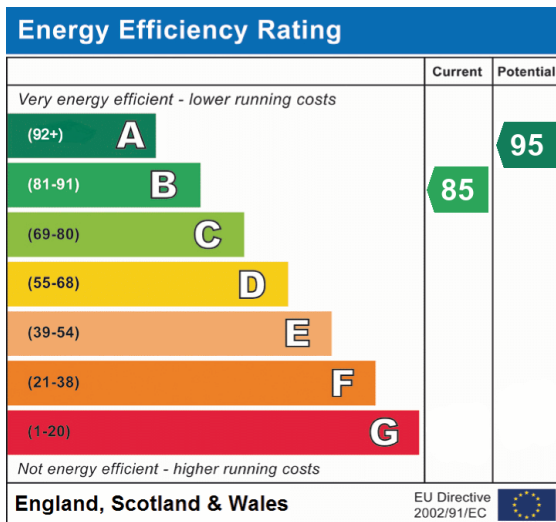


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Approximate Area = 1138 sq ft / 105.7 sq m
For identification only - Not to scale



① Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
Incorporating International Property Measurement Standards (IPMS Residential).
Produced for Urban Moves Ltd. REF: 1281102



DIMENSIONS

GROUND FLOOR

Entrance Hall

W.C.

6' 6" x 3' 4" (1.98m x 1.02m)

Kitchen

10' 9" x 9' 1" (3.28m x 2.77m)

Living / Dining Room

20' 8" max. x 17' 10" max. (6.30m x 5.43m)

FIRST FLOOR

Landing

Bedroom 1

12' 10" x 10' 5" (3.92m x 3.17m)

Bathroom

6' 11" max. x 6' 4" max. (2.12m x 1.93m)

Bedroom 2

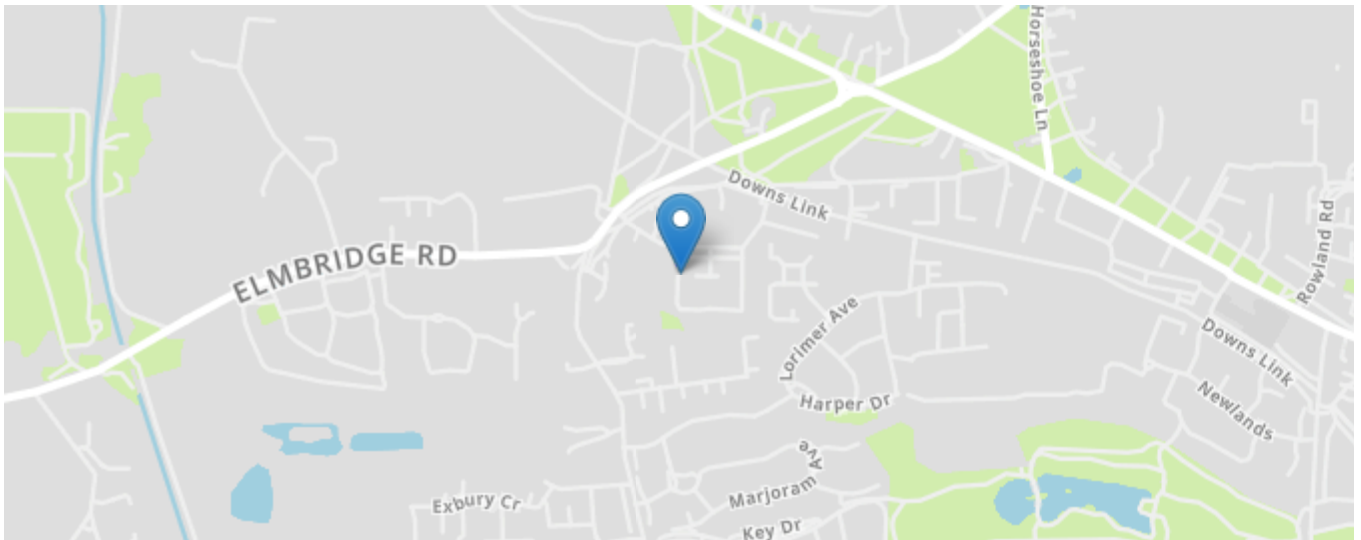
12' 4" max. x 10' 5" (3.76m x 3.18m)

Bedroom 3

12' 10" x 7' 1" (3.92m x 2.16m)

Bedroom 4

12' 4" max. x 7' 0" (3.75m x 2.14m)



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.