

## £255,000 Shared Ownership

Ninehams Gardens, Caterham, Surrey CR3 5LP



- Guideline Minimum Deposit £25,500
- Approx. 883 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Parking Space
- Two Storey, Two Bedroom, Mid Terrace House
- Bathroom plus Downstairs WC
- Rear Garden
- Guide Min Income Dual £65k | Single £75k

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 60% share. Full market value £425,000). This modern, mid-terrace property has a traditional layout and appears in very good condition throughout. There is a front reception room with bay window, a central cloakroom/WC and an attractive and spacious kitchen/dining room. A glazed door opens onto a rear garden with patio, lawn and timber shed. On the first floor of the house are two generously-sized bedrooms and a stylish bathroom. Demanding insulation standards, high performance glazing, gas central heating and roof-mounted solar panels make for a very good energy-efficiency rating. Ninehams Gardens is very close to Coulsdon Common which, in 2019, was incorporated into the South London Downs National Nature Reserve along with several other sites in the surrounding area. Audley Primary School and de Stafford Secondary School are both Ofsted-rated 'Good' and within comfortable walking distance. The house comes with a forecourt parking space plus Whyteleafe and Upper Warlingham Railway Stations can be reached by short bus or bike ride. No onward chain.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 01/02/2018). Freehold transferred on 100% ownership.

**Minimum Share:** 60% (£255,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £430.62 per month (subject to annual review).

**Service Charge:** £34.36 per month (subject to annual review).

**Guideline Minimum Income:** Dual £65,000 | Single £75,000 (based on minimum share and 10% deposit)

**Council Tax:** Band D, Tandridge 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.

## DIMENSIONS

### GROUND FLOOR

#### Entrance Hall

#### Reception Room

15' 9" into bay x 11' 2" max. (4.80m x 3.40m)

#### Inner Hall

#### W.C.

#### Kitchen/Dining Room

14' 6" max. x 12' max. (4.41m x 3.67m)

#### Garden

approximately 36' 6" x 15' 4" (11.12m x 4.67m)

### FIRST FLOOR

#### Landing

#### Bedroom 1

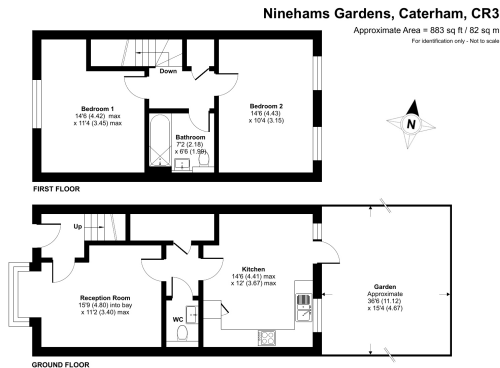
14' 6" max. x 11' 4" max. (4.42m x 3.45m)

#### Bathroom

7' 2" max. x 6' 6" max. (2.18m x 1.99m)

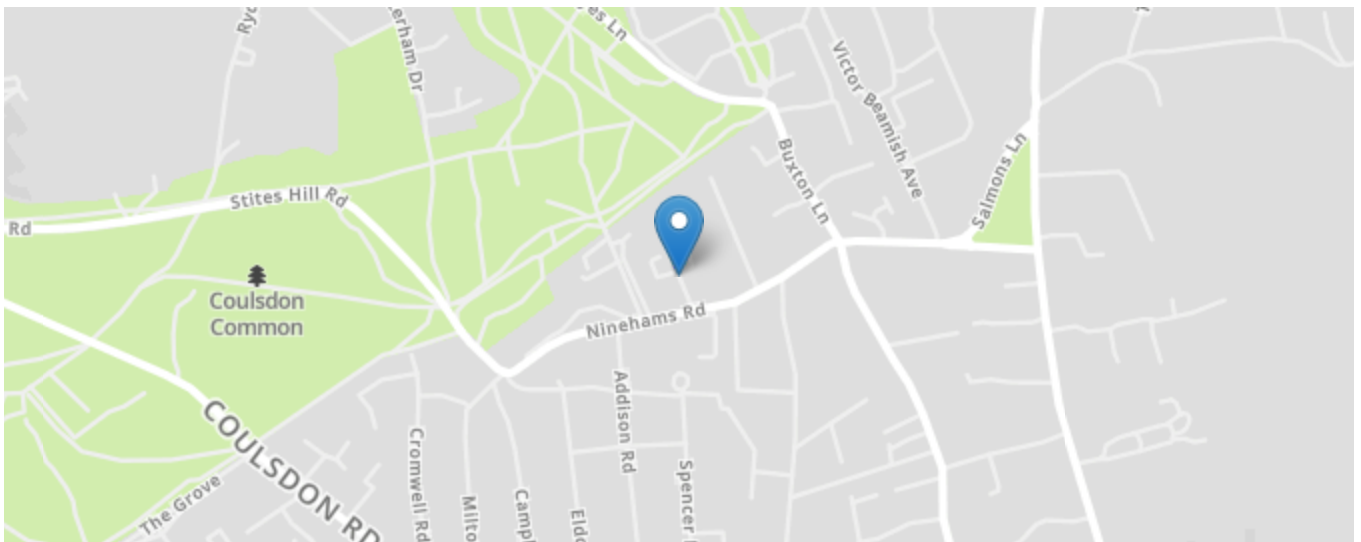
#### Bedroom 2

14' 6" x 10' 4" (4.43m x 3.15m)



1 Floor plan produced in accordance with RICS Property Measurement 2nd Edition.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	88	89
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.