

£124,000 Shared Ownership

Chard Crescent, Cranleigh, Surrey GU6 8ST



- Guideline Minimum Deposit £12,400
- Ground Floor
- Very Good Energy Efficiency Rating
- Two Parking Spaces
- Guide Min Income Dual £37.2k | Single £43.5k
- Approx. 774 Sqft Gross Internal Area
- Patio Area (with alternative entrance)
- Very Long Lease

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £310,000). This stylishly-presented flat is on the ground floor of a recently-constructed development on the semi-rural outskirts of Cranleigh. The property has a large reception room with attractive flooring, handle-less kitchen units and integrated appliances. There are windows on two sides plus double doors that open onto an area of private patio. These doors can also be used as an alternative entrance, if desired. The bedrooms are similar-sized doubles and the bathroom is sleek, modern and naturally lit. A pair of built-in storage/utility cupboards have been provided in the hallway and the energy efficiency rating is very good, thanks to well insulated walls and floor, high performance glazing and gas central heating. The flat comes with use of two parking spaces and is also within comfortable walking distance, or a brief bike ride, of Cranleigh High Street. The village, considered by some to be the largest in Britain, has an arts centre and leisure centre, along with a range of shops and other amenities. Knowle Country Park is a nearby and recently-developed nature reserve which 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: A2Dominion.

Tenure: Leasehold (999 years from 25/12/2022).

Minimum Share: 40% (£124,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £432.79 per month (subject to annual review).

Service Charge: £95.46 per month (subject to annual review).

Guideline Minimum Income: Dual - £37,200 | Single - £43,500 (based on minimum share and 10% deposit).

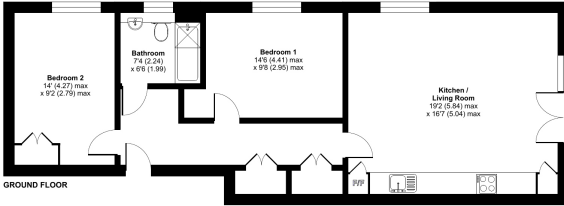
Council Tax: Band D, Waverley Borough Council. Priority is given to applicants living and/or working in this local authority.

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).

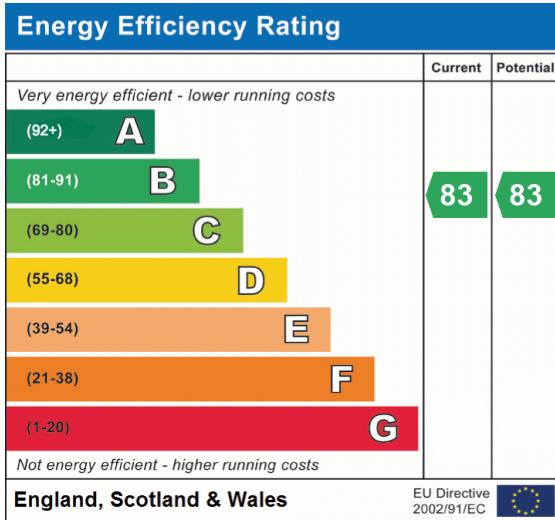


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Approximate Area = 774 sq ft / 71.9 sq m
For identification only - Not to scale



Plan produced in accordance with RICS Property Measurement 2nd Edition.
Accompanying International Property Measurement Standards (IPMS) (Residential). © Urbanmoves 2025.
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DIMENSIONS

GROUND FLOOR

Entrance Hall

Reception

19' 2" max. x 16' 7" max. (5.84m x 5.04m)

Kitchen

included in reception measurement

Bedroom 1

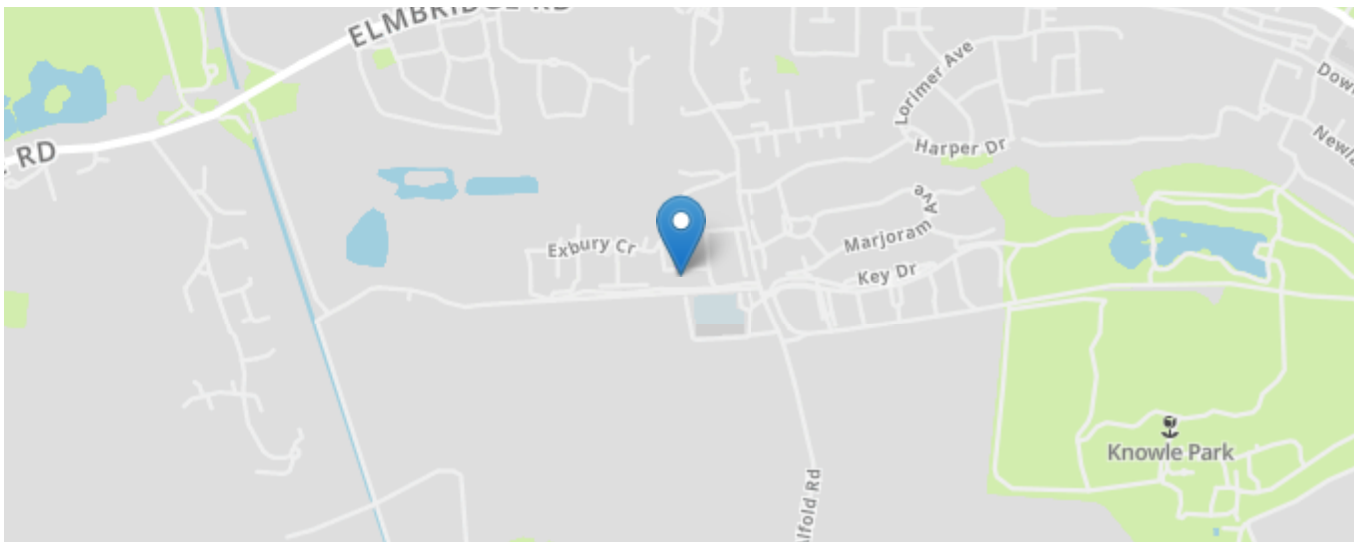
14' 6" max. x 9' 8" max. (4.41m x 2.95m)

Bathroom

7' 4" x 6' 6" (2.24m x 1.99m)

Bedroom 2

14' 0" max. x 9' 2" max. (4.27m x 2.79m)



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.