

## £107,500 Shared Ownership

Hawking Drive, Cranleigh, Surrey GU6 8FY



- Guideline Minimum Deposit £10,750
- Two Storey, Two Bedroom, Semi Detached House
- Bathroom plus Downstairs WC
- South-West-Facing Rear Garden
- Guide Min Income Dual £48.8k | Single £55.9k
- Approx. 830 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Two Parking Spaces

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 25% share. Full market value £430,000). This smartly-presented, semi-detached property has a conventional, modern layout with a ground-floor cloakroom/WC and good-sized kitchen at the front while at the rear is a spacious reception/dining room. A door leads out to a south-west-facing garden with patio, lawn and timber shed. The garden can also be accessed via a side gate. On the first floor of the house are two generously-sized double bedrooms plus the bathroom. Well insulated walls, roof and floor, high performance glazing and gas central heating all contribute towards a very good energy-efficiency rating. The property comes with two forecourt parking spaces and Hawking Drive is within walking distance, or brief cycle ride, of the centre of Cranleigh. The village is sometimes described as England's largest and has an attractive and vibrant High Street with a healthy mix of familiar names and local independents. Nearby Knowle Country Park is a recently-developed nature reserve which offers beautiful, outside space to enjoy as well as hosting occasional events. Guildford is approximately ten miles to the north-west, Horsham around eleven miles south-east.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 01/12/2017). Freehold transferred on 100% ownership.

**Minimum Share:** 25% (£107,500). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £849.96 per month (subject to annual review).

**Service Charge:** £63.92 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £48,800 | Single - £55,900 (based on minimum share and 10% deposit).

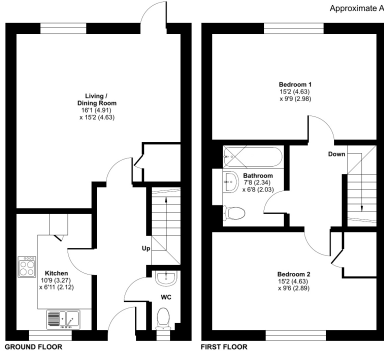
**Council Tax:** Band D, Waverley Borough Council. Priority is given to applicants living and/or working in this local authority.

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.



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Approximate Area = 835 sq ft / 77.1 sq m  
For identification only - Not to scale



① Floor plan produced in accordance with the International Property Measurement Standards (IPMS) 2nd Edition, incorporating International Property Measurement Standards (IPMS) Residential. © Urbanmoves 2020. Produced by Urbanmoves. 0001 (1/20/21)

## DIMENSIONS

### GROUND FLOOR

Entrance Hall

W.C.

Kitchen

10' 9" x 6' 11" (3.27m x 2.12m)

Living / Dining Room

16' 1" max. x 15' 2" max. (4.91m x 4.63m)

### FIRST FLOOR

Bedroom 1

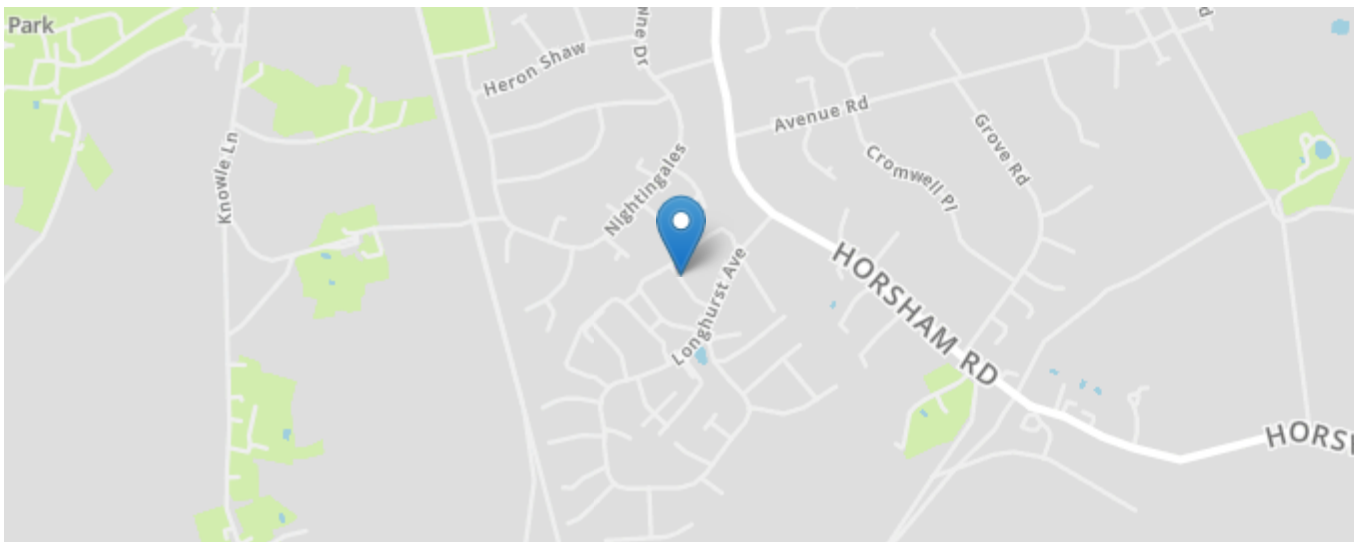
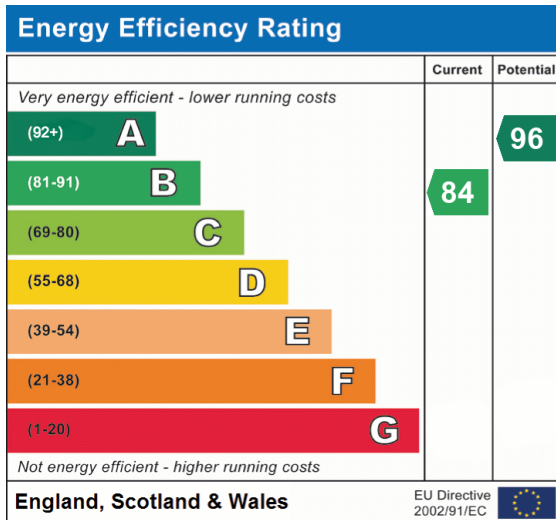
15' 2" x 9' 9" (4.63m x 2.98m)

Bathroom

7' 8" max. x 6' 8" max. (2.34m x 2.03m)

Bedroom 2

15' 2" x 9' 6" (4.63m x 2.89m)



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.