

**£175,000 Shared Ownership****Swallow Place, Epsom, Surrey KT17 1AS**

- Guide Min Income Dual £70.9k (10% Deposit) £17,500
- Two Storey, Three Bedroom, Semi Detached House
- Bathroom, Shower Room and Downstairs W.C.
- West/South-West Facing Rear Garden
- Guide Min Income Single £77.1k (15% Deposit) £26,250
- Approx. 954 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Two Car Driveway

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 25% share. Full market value £700,000). A great chance to buy a three-bedroom, shared-ownership house in Surrey. This smartly-presented, semi-detached property has a naturally-lit entrance hall, an attractive kitchen/dining room with integrated appliances, a central cloakroom/WC and a reception room at the rear. Patio doors open onto a west/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 is a main bedroom with fitted storage and en-suite shower room plus two further double bedrooms and a stylish bathroom. Well insulated walls, roof and floor, high performance glazing and gas central heating all contribute towards a very good energy-efficiency rating. The house comes with driveway parking and is also just a short walk from Ewell East Railway Station, for services to a number of destinations including in to London Bridge or Victoria. Priest Hill Nature Reserve is close by plus areas like Hogsmill Riverside Open Space and Nonsuch Park are within easy reach. Nearby Glyn School (boys' comprehensive secondary with co-educational sixth-form) is Ofsted-rated 'Outstanding'.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 01/10/2016). Freehold transferred on 100% ownership.

**Minimum Share:** 25% (£175,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £1036.82 per month (subject to annual review).

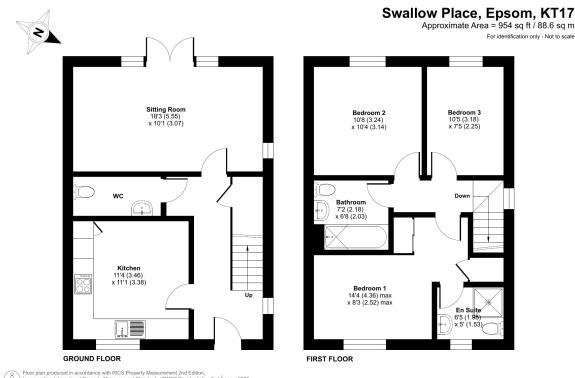
**Service Charge:** £39.37 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £70,900 (10% Deposit) £17,500 | Single - £77,100 (15% Deposit) £26,250.

**Council Tax:** Band E, Epsom & Ewell 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.

## DIMENSIONS



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Produced in accordance with Planning Measurement Standards (PMS2) Standard. © Urban Moves 2020. Produced for Urban Moves. REF: 1387135

### GROUND FLOOR

#### Entrance Hall

#### Kitchen

11' 4" x 11' 1" (3.46m x 3.38m)

#### W.C.

#### Sitting Room

18' 3" x 10' 1" (5.55m x 3.07m)

### FIRST FLOOR

#### Landing

#### Bedroom 1

14' 4" max. x 8' 3" (4.36m x 2.52m)

#### En-Suite Shower Room

6' 5" x 5' 0" (1.95m x 1.53m)

#### Bedroom 2

10' 8" x 10' 4" (3.24m x 3.14m)

#### Bedroom 3

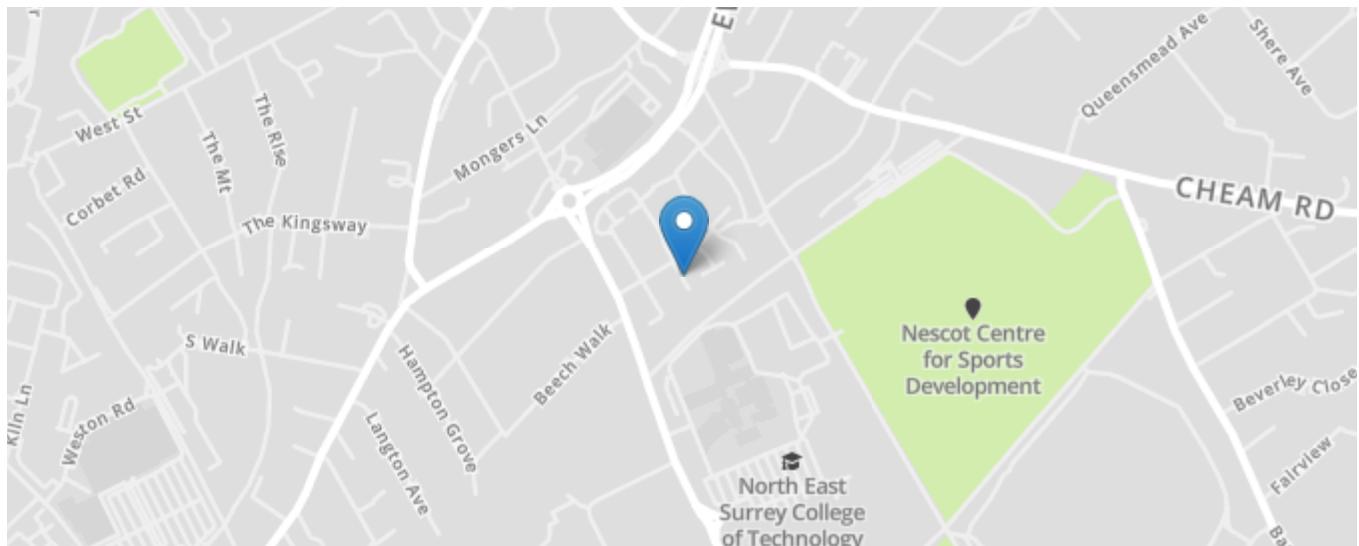
10' 5" x 7' 5" (3.18m x 2.25m)

#### Bathroom

7' 2" max. x 6' 8" max. (2.18m x 2.03m)

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	<b>A</b>	95
(81-91)	<b>B</b>	83
(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>	
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		<small>EU Directive 2002/91/EC</small>



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.