

£209,250 Shared Ownership

New Bridge Road, Cranleigh, Surrey GU6 8UT



- Guideline Minimum Deposit £20,925
- Two Storey, Three Bedroom, Semi Detached House
- Bathroom plus Downstairs WC
- Rear Garden
- Guide Min Income Dual £64.8k | Single £74.7k
- Approx. 962 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Three-Car Driveway

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 45% share. Full market value £465,000). A great chance to buy a spacious, shared-ownership family home. This recently-constructed, semi-detached property has a generously-sized kitchen with integrated appliances. There is a central cloakroom/WC and a reception/dining room at the rear. A door leads out to an east-facing garden with lawn and pergola. On the first floor of the house are two large bedrooms plus a third bedroom which, though smaller, could still be considered a comfortable double. The bathroom is simple yet stylish and the well insulated walls, roof and floor, high performance glazing and modern gas central heating system all contribute towards a very good energy-efficiency rating. The property comes with a three-car driveway 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: 45% (£209,250). The housing association will expect that you will purchase the largest share affordable.

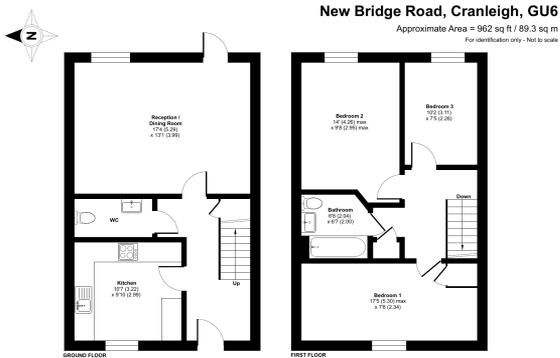
Shared Ownership Rent: £735.44 per month (subject to annual review).

Service Charge: £47.30 per month (subject to annual review).

Guideline Minimum Income: Dual - £64,800 | Single - £74,700 (based on minimum share and 10% deposit).

Council Tax: Band E, 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.



Floor plans produced in accordance with RICS Property Measurement 2nd Edition, Programme of International Property Measurement Standards (IPIMS Residential), October 2018. Produced by Urban Moves, 027 142000

DIMENSIONS

GROUND FLOOR

Entrance Hall

Kitchen

10' 7" x 9' 10" (3.22m x 2.99m)

W.C.

Reception / Dining Room

17' 4" x 13' 1" (5.29m x 3.99m)

FIRST FLOOR

Landing

Bedroom 1

17' 5" max. x 7' 8" (5.30m x 2.34m)

Bathroom

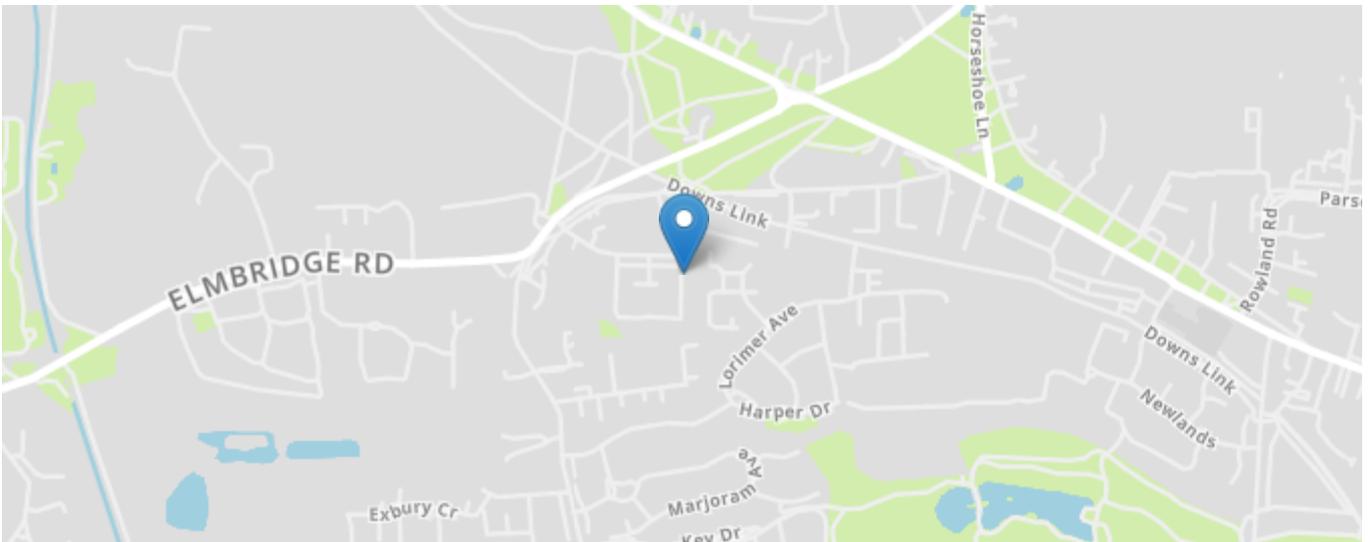
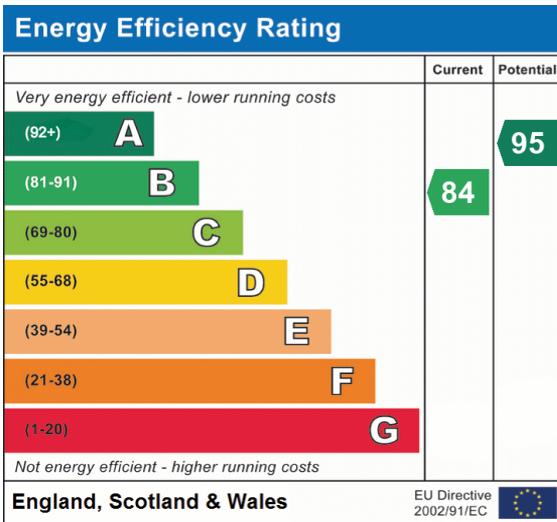
6' 8" max. x 6' 7" max. (2.04m x 2.00m)

Bedroom 2

14' 0" max. x 9' 8" (4.26m x 2.95m)

Bedroom 3

10' 2" x 7' 5" (3.11m x 2.26m)



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.