

£141,000 Shared Ownership

Wey Corner, Walnut Tree Close, Guildford, Surrey GU1 4TT



- Guideline Minimum Deposit £14,100
- Ground Floor
- Open Plan Kitchen/Reception Room
- Private Terrace
- Guide Min Income Dual £60.4k | Single £69.6k
- Approx. 791 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Parking Space

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 30% share. Full market value £470,000). This smartly-presented flat is on the ground floor of a modern development alongside the verdant banks of the meandering River Wey. The property has a twenty-two-foot reception with attractive flooring and an open-plan kitchen area with sleek, handle-less units. Patio doors open onto a private, south-east-facing terrace. Both bedrooms are generously-sized doubles, there is a bathroom with stylish wall tiles and a large storage/utility cupboard has been provided in the entrance hall. Well insulated walls and floor, high performance glazing and gas central heating all contribute towards a very good energy-efficiency rating. The flat comes with an allocated, off-street parking space plus use of the communal cycle store, Guildford Railway Station is only a short walk away and the picturesque town centre is also within easy reach. The nearest primary school is Ofsted-rated 'Good' and the local secondary 'Outstanding'.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/07/2018).

Minimum Share: 30% (£141,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £899.92 per month (subject to annual review).

Service Charge: £149.67 per month (subject to annual review).

Ground Rent: £300.00 for the year.

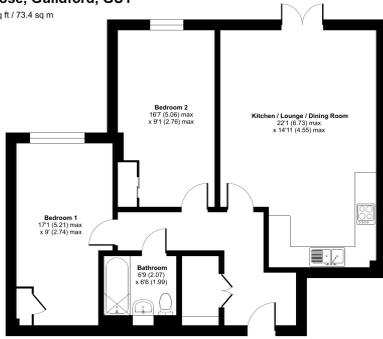
Guideline Minimum Income: Dual - £60,400 | Single - £69,600 (based on minimum share and 10% deposit).

Council Tax: Band C, Guildford 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 may be permitted but only with prior consent from Clarion (which, unfortunately, can only be obtained once you are the property owner).

Walnut Tree Close, Guildford, GU1

Approximate Area = 791 sq ft / 73.4 sq m
For identification only - Not to scale



GROUND FLOOR

Plan plan produced in accordance with RICS Property Measurement 2nd Edition, Approved International Property Measurement Standards (IPMS) Standard, 4th Edition 2020. Produced by Urban Moves, REF: U20003

DIMENSIONS

GROUND FLOOR

Entrance Hallway

Reception

22' 1" max. x 14' 11" max. (6.73m x 4.55m)

Kitchen

included in reception measurement

Bedroom 1

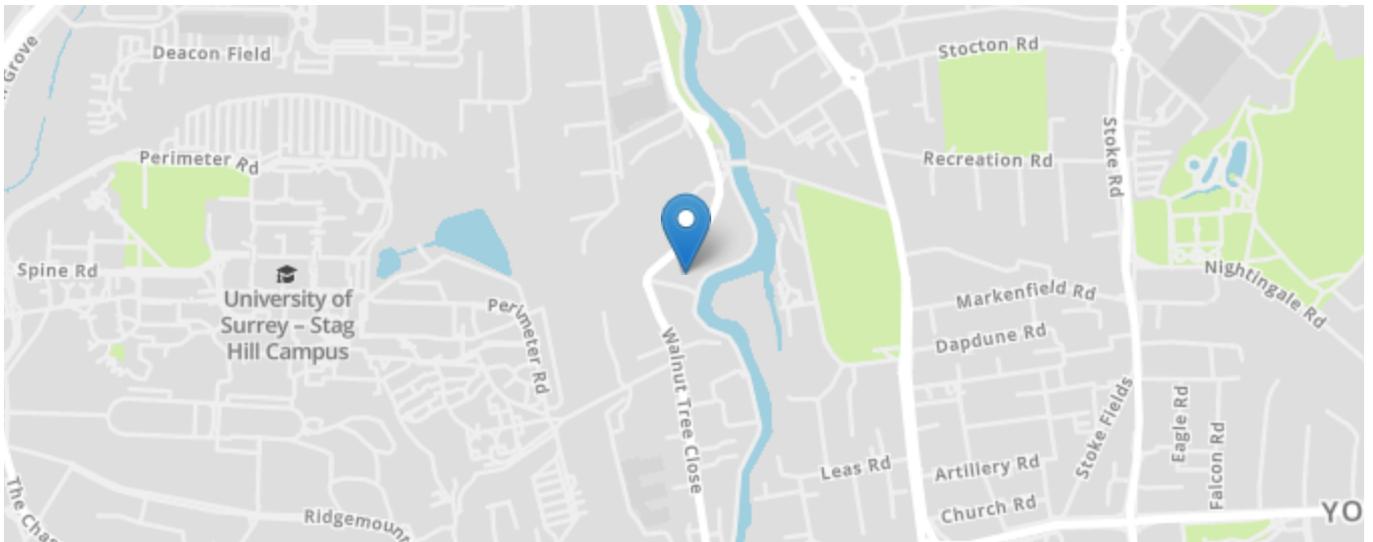
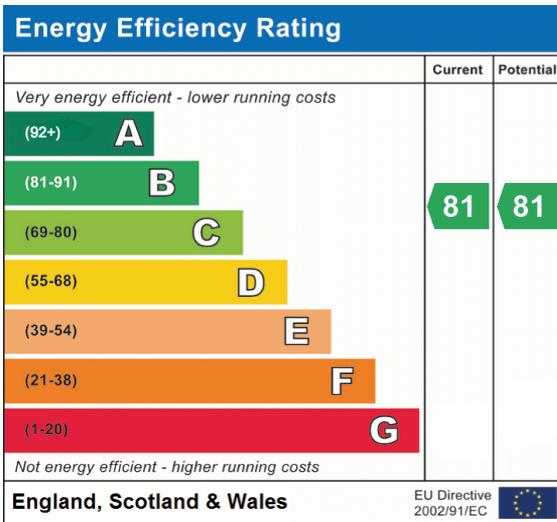
17' 1" max. x 9' 0" max. (5.21m x 2.74m)

Bedroom 2

16' 7" max. x 9' 1" max. (5.06m x 2.76m)

Bathroom

6' 9" max. x 6' 6" max. (2.07m x 1.99m)



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.