

£189,000 Shared Ownership

Sycamore Road, Cranleigh, Surrey GU6 8GN



- Guideline Minimum Deposit £18,900
- Two Storey, Semi Detached House
- Spacious Reception/Dining Room
- Bathroom, Shower Room and Downstairs W.C.
- Rear Garden
- Guide Min Income Dual £59.1k | Single £68k
- Approx. 788 Sqft Gross Internal Area
- Two Good-Sized Double Bedrooms
- Very Good Energy Efficiency Rating
- Two Parking Spaces

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 45% share. Full market value £420,000). This attractive, semi-detached property has a conventional, modern layout with a ground-floor cloakroom and good-sized kitchen at the front while at the rear is a spacious reception/dining room with herringbone-style flooring. Double doors open onto a pleasant rear garden with patio and lawn. The garden can also be accessed via a side gate. On the first floor of the house is a main bedroom with built-in wardrobe and en-suite shower room plus a second double bedroom and a sleek, naturally-lit 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 is also just a brief bike ride from 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 recently-developed nature reserve which offers beautiful, outside space to enjoy as well as hosting occasional events. Guildford is approximately nine miles to the north-west, Horsham around fourteen miles south-east.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/10/2019). Freehold transferred on 100% ownership.

Minimum Share: 45% (£189,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £659.12 per month (subject to annual review).

Service Charge: £92.61 per month (subject to annual review).

Guideline Minimum Income: Dual - £59,100 | Single - £68,000 (based on minimum share and 10% deposit).

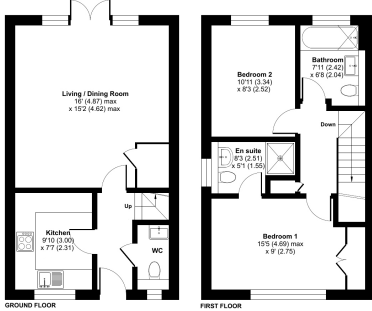
Council Tax: Band D, Waverley Borough Council. Priority is given to applicants living and/or working in this local authority.

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 = 788 sq ft / 73.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Measurements taken on Property Measurement Standards (PMS2) (Residential). © Urbanmoves 2020. Produced for Urban Moves. REF: 1442205

DIMENSIONS

GROUND FLOOR

Entrance Hall

W.C.

Kitchen

9' 10" x 7' 7" (3.00m x 2.31m)

Living / Dining Room

16' 0" max. x 15' 2" max. (4.87m x 4.62m)

FIRST FLOOR

Bedroom 1

15' 5" max. x 9' 0" (4.69m x 2.75m)

En-Suite Shower Room

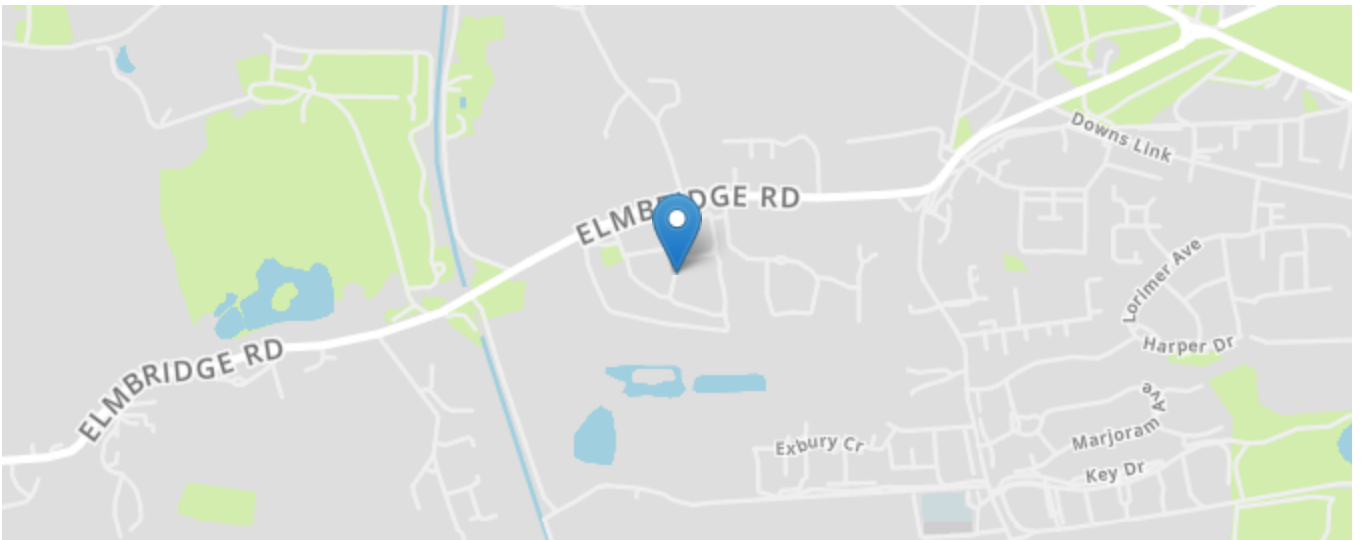
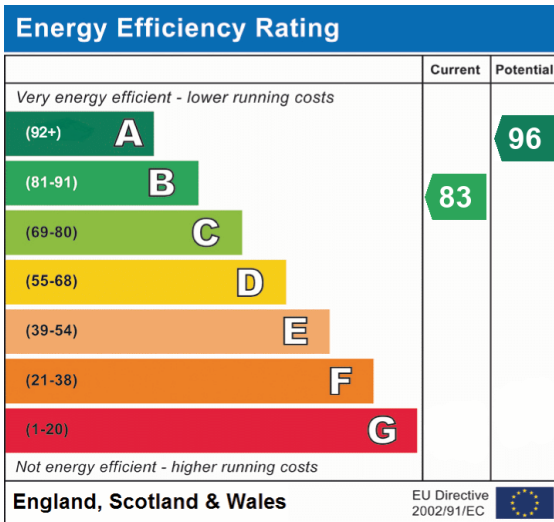
8' 3" max. x 5' 1" max. (2.51m x 1.55m)

Bedroom 2

10' 11" x 8' 3" (3.34m x 2.52m)

Bathroom

7' 11" max. x 6' 8" max. (2.42m x 2.04m)



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.