

£105,000 Shared Ownership

Langley Road, Surbiton, London KT6 6LW



- Guideline Minimum Deposit £10,500
- Beautiful, Victorian Building
- Approx. 750 Sqft Gross Internal Area
- Modern Insulation and Double Glazed Windows
- Allocated, Off-Street Parking Space
- Guide Min Income Dual £43.5k | Single £49.8k
- Third (Top) Floor
- Two Good-Sized Double Bedrooms
- Communal Rear Garden
- Short Walk from Surbiton Railway Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £420,000). A rare chance to buy a shared-ownership flat in a beautiful, double-fronted Victorian building. The smartly-presented property is on the third (top) floor and has an approximately twenty-three-foot reception room with open-plan kitchen area and Velux-style windows on three sides. The bedrooms are generously-sized doubles, there is a spacious bathroom and a naturally-lit entrance hall with built-in cupboard. Modern insulation standards and gas central heating combined with the double-glazed windows have resulted in a good energy-efficiency rating. The block has gated, well-maintained grounds including a communal garden and a car park to the rear with a space allocated to this flat. Alternatively, Surbiton Railway Station is only a short walk away for services to a number of destinations including frequent trains into Waterloo. St Matthew's CofE Primary School is very close, and Ofsted-rated 'Good' plus there are several other well-thought-of schools in the local area.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/02/2014).

Minimum Share: 25% (£105,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £676.76 per month (subject to annual review).

Service Charge: £147.94 per month (subject to annual review).

Ground Rent: £250.00 for the year.

Guideline Minimum Income: Dual - £43,500 | Single - £49,800 (based on minimum share and 10% deposit).

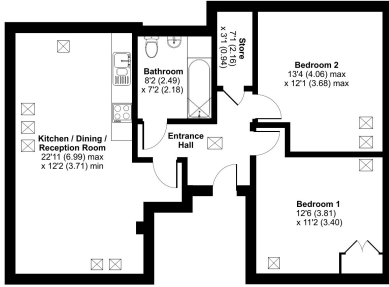
Council Tax: Band D, Royal (London) Borough of Kingston Upon Thames. Priority is given to applicants living and/or working in this local authority.

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.

DIMENSIONS

Langley Road, Surbiton, KT6

Approximate Area = 750 sq ft / 69.6 sq m
For information only - Not to scale



THIRD FLOOR
Plan also produced in accordance with RICS Property Measurement 3rd Edition.
© Incorporated International Property Measurement Standards (IPMS) Residential.
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THIRD FLOOR

Entrance Hall

Reception

22' 11" max. x 12' 2" min. (6.99m x 3.71m)

Kitchen

included in reception measurement

Bedroom 1

12' 6" x 11' 2" (3.81m x 3.40m)

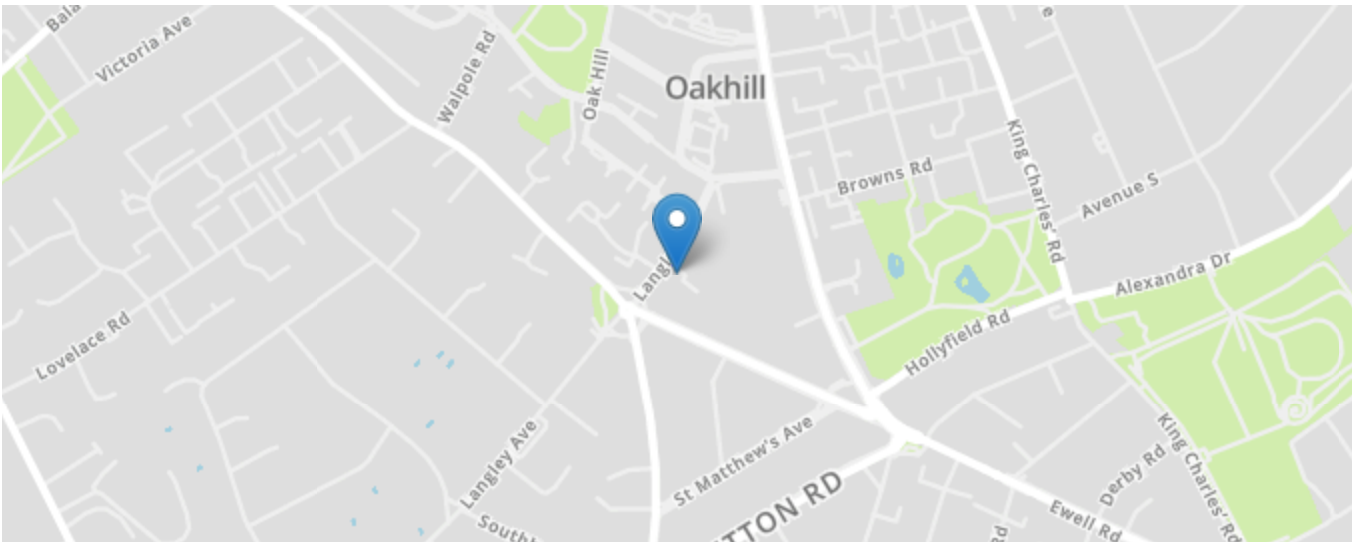
Bedroom 2

13' 4" max. x 12' 1" max. (4.06m x 3.68m)

Bathroom

8' 2" max. x 7' 2" max. (2.49m x 2.18m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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.