

£180,000 Shared Ownership

Ninehams Gardens, Caterham, Surrey CR3 5LP



- Guideline Minimum Deposit £18,000
- Two Storey, Mid Terrace House
- Reception with Bay Window
- Two Good-Sized Double Bedrooms
- West/South-West Facing Rear Garden
- Guide Min Income Dual £57.7k | Single £66.4k
- Approx. 876 Sqft Gross Internal Area
- Spacious Kitchen/Dining Room
- Excellent Energy-Efficiency Rating
- Parking Space

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £450,000). This smartly-presented, mid-terrace property has a traditional layout. There is a front reception room with bay window, a central cloakroom/WC and an attractive and spacious kitchen/dining room at the rear. A glazed door opens onto a west/south-west-facing garden with patio, lawn and timber shed. On the first floor of the house are two generously-sized bedrooms and a stylish bathroom. Demanding insulation standards, high performance glazing, gas central heating and roof-mounted solar panels all contribute towards a rare 'A' energy-efficiency rating. Ninehams Gardens is very close to Coulsdon Common which, in 2019, was incorporated into the South London Downs National Nature Reserve along with several other sites in the surrounding area. Audley Primary School and de Stafford Secondary School are both Ofsted-rated 'Good' and within comfortable walking distance. The house comes with a forecourt parking space plus Whyteleafe and Upper Warlingham Railway Stations can be reached by short bus or bike ride.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/02/2018). Freehold transferred on 100% ownership.

Minimum Share: 40% (£180,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £678.27 per month (subject to annual review).

Service Charge: £88.53 per month (subject to annual review).

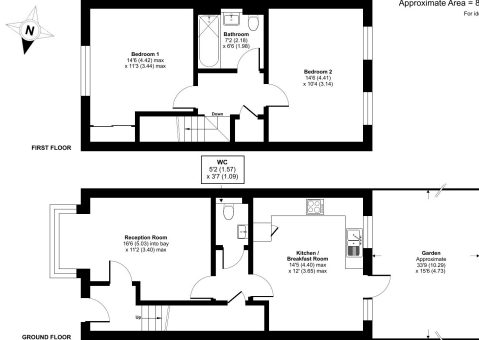
Guideline Minimum Income: Dual - £57,700 | Single - £66,400 (based on minimum share and 10% deposit).

Council Tax: Band D, Tandridge District 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.

Ninehams Gardens, Caterham, CR3

Approximate Area = 878 sq ft / 81.3 sq m
For identification only - Not to scale



Plan also available in accordance with RICS Property Measurement 2nd Edition. For additional information please contact our Sales Team. Produced by Urban Moves. 0207 1478007

DIMENSIONS

GROUND FLOOR

Entrance Hall

Reception Room

16' 6" into bay x 11' 2" max. (5.03m x 3.40m)

Inner Hall

W.C.

5' 2" x 3' 7" (1.57m x 1.09m)

Kitchen

14' 5" max. x 12' 0" max. (4.40m x 3.65m)

Garden

approximately 33' 9" x 15' 6" (10.29m x 4.73m)

FIRST FLOOR

Landing

Bedroom 1

14' 6" max. x 11' 3" max. (4.42m x 3.44m)

Bathroom

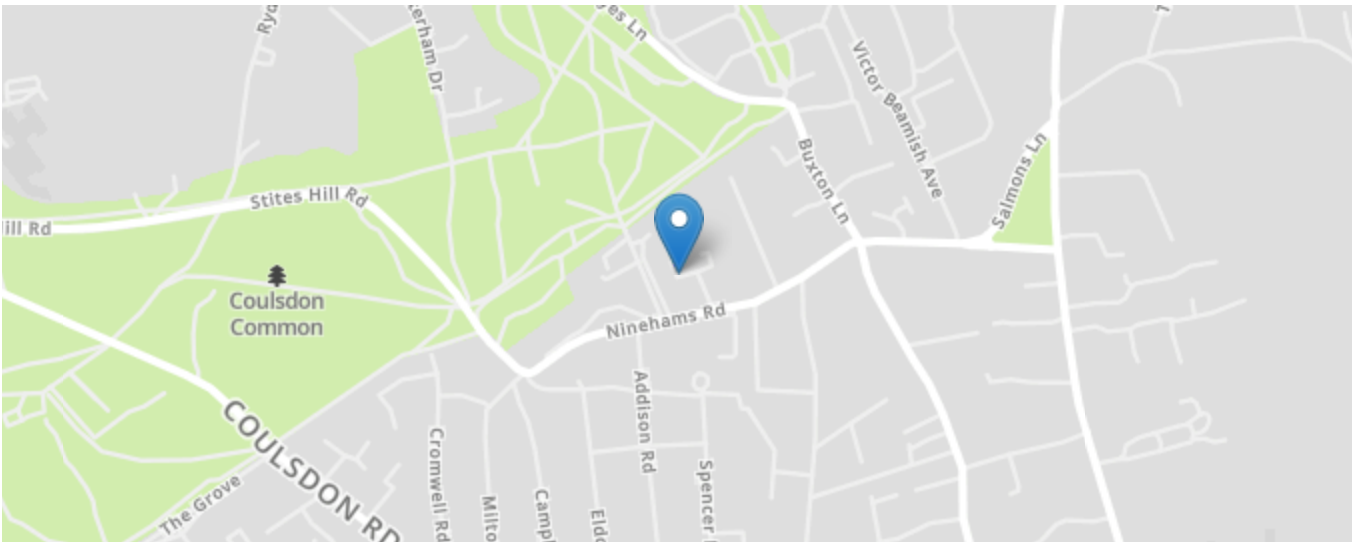
7' 2" max. x 6' 6" max. (2.18m x 1.98m)

Bedroom 2

14' 6" x 10' 4" (4.41m x 3.14m)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A	92	94
(81-91) B		
(69-80) C		
(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.