

£100,000 Shared Ownership

Raynham Close, Burpham, Guildford GU4 7TS



- Guideline Minimum Deposit £10,000
- Second (Top) Floor
- Balcony
- Good-Sized Bedroom
- Parking Space
- Guide Min Income Dual £31.5k | Single £37.7k
- Approx. 512 Sqft Gross Internal Area
- Semi-Open Plan Kitchen/Reception
- Modern Double Glazing and Gas Central Heating
- Town Centre Within Easy Reach

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £250,000). This smartly-presented flat is on the top floor and the reception room features double doors and a narrow/Juliette balcony overlooking an area of communal garden. The kitchen is semi-open-plan with sleek, cream-coloured units. There is a good-sized bedroom, a simple, modern bathroom and useful storage/utility cupboards have been provided in the spacious entrance hallway. Well insulated walls and roof, double glazing and gas central heating make for a good energy-efficiency rating. There is a Sainsbury's supermarket close by and Guildford's town centre, with its picturesque cobbled high street and excellent range of amenities, can be easily reached via bus or bike. The flat comes with use of an allocated parking space.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/06/2011).

Minimum Share: 40% (£100,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £401.33 per month (subject to annual review).

Service Charge: £146.97 per month (subject to annual review).

Ground Rent: £200.00 for the year.

Guideline Minimum Income: Dual - £31,500 | Single - £37,700 (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).

DIMENSIONS

SECOND FLOOR

Entrance Hallway

Bedroom

12' x 9' 1" (3.66m x 2.77m)

Reception / Dining Room

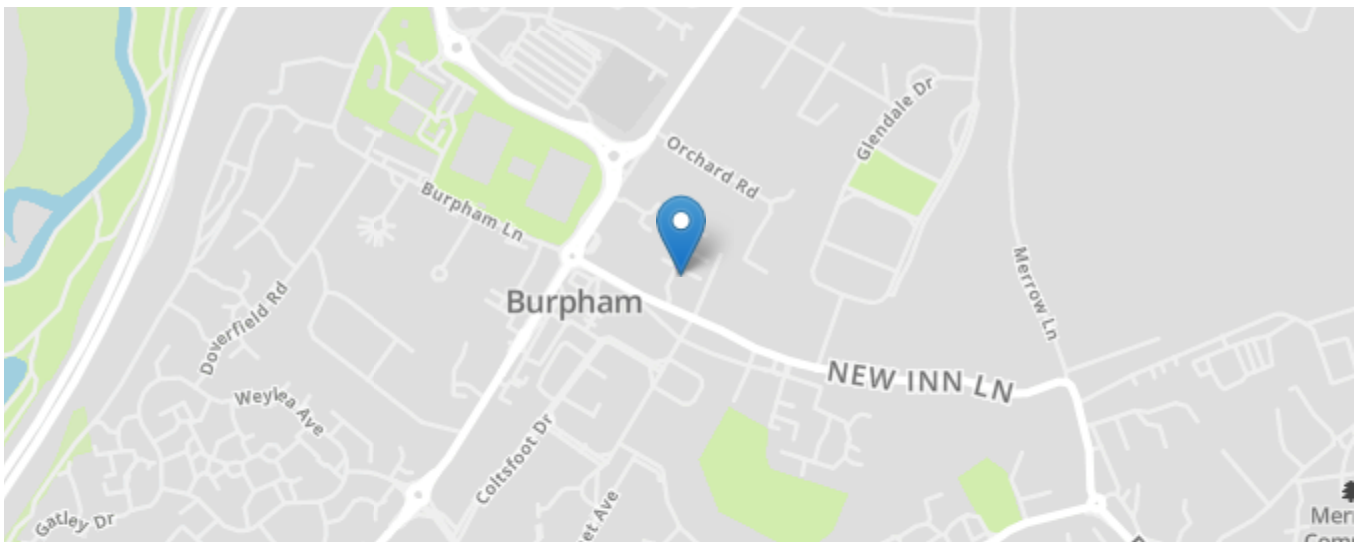
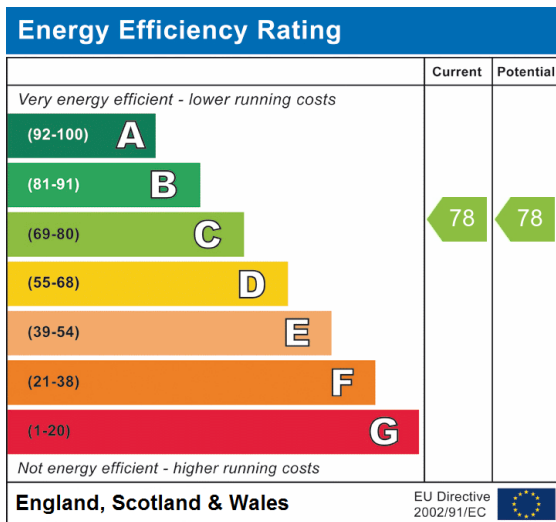
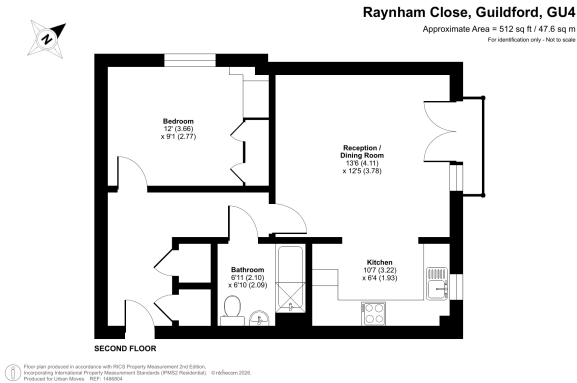
13' 6" x 12' 5" (4.11m x 3.78m)

Kitchen

10' 7" x 6' 4" (3.22m x 1.93m)

Bathroom

6' 11" max. x 6' 10" max. (2.11m x 2.08m)



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.