

£92,750 Shared Ownership

Roberts Way, Cranleigh, Surrey GU6 7FN



- Guideline Minimum Deposit £9,275
- First Floor (with Private Ground Floor Entrance)
- Spacious Reception Room
- Naturally-Lit Bathroom
- Small Garden/Outside Storage Area
- Guide Min Income Dual £34.7k | Single £40.9k
- Approx. 768 Sqft Gross Internal Area
- Semi-Open-Plan Kitchen
- Good Energy Efficiency Rating
- Parking Space (+ Shared Visitor Parking)

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £265,000). This first (top) floor flat is accessed via a private entrance and features a spacious, south/south-east-facing reception room with semi-open-plan kitchen. There is a naturally-lit bathroom, a good-sized main bedroom plus a second bedroom which could be considered a double or a large single. Well insulated walls and roof, modern double glazing and gas central heating make for a good energy-efficiency rating. Cranleigh, sometimes referred to as England's largest village, has a range of shops and other amenities including a leisure centre, Sainsbury's supermarket and M&S Foodhall. Guildford is around ten miles to the north-west, Horsham a similar distance to the south-east and the beautiful countryside of the Surrey Hills also within easy reach. The flat has use of a small garden/outside storage area and comes with a parking space plus there are additional spaces for visitors.

Housing Association: Clarion.

Tenure: Leasehold (new 125 year lease).

Minimum Share: 35% (£92,750). The housing association will expect that you will purchase the largest share affordable.

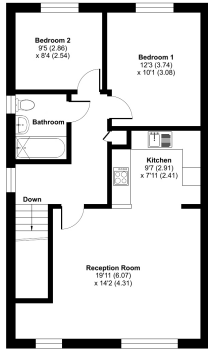
Shared Ownership Rent: £643.37 per month (subject to annual review).

Service Charge: £27.08 per month (subject to annual review).

Guideline Minimum Income: Dual - £34,700 | Single - £40,900 (based on minimum share and 10% deposit).

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



Roberts Way, Cranleigh, GU6

Approximate Area = 768 sq ft / 71.3 sq m
For identification only - Not to scale

GROUND FLOOR
FIRST FLOOR
Please also produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) (November 2018). Produced for Urban Moves, REF: 1437668. ©Urbanmoves 2020

DIMENSIONS

GROUND FLOOR

Entrance Hall

stairs leading up to:

FIRST FLOOR

Landing

Reception Room

19' 11" max. x 14' 2" (6.07m x 4.31m)

Kitchen

9' 7" x 7' 11" (2.91m x 2.41m)

Bedroom 1

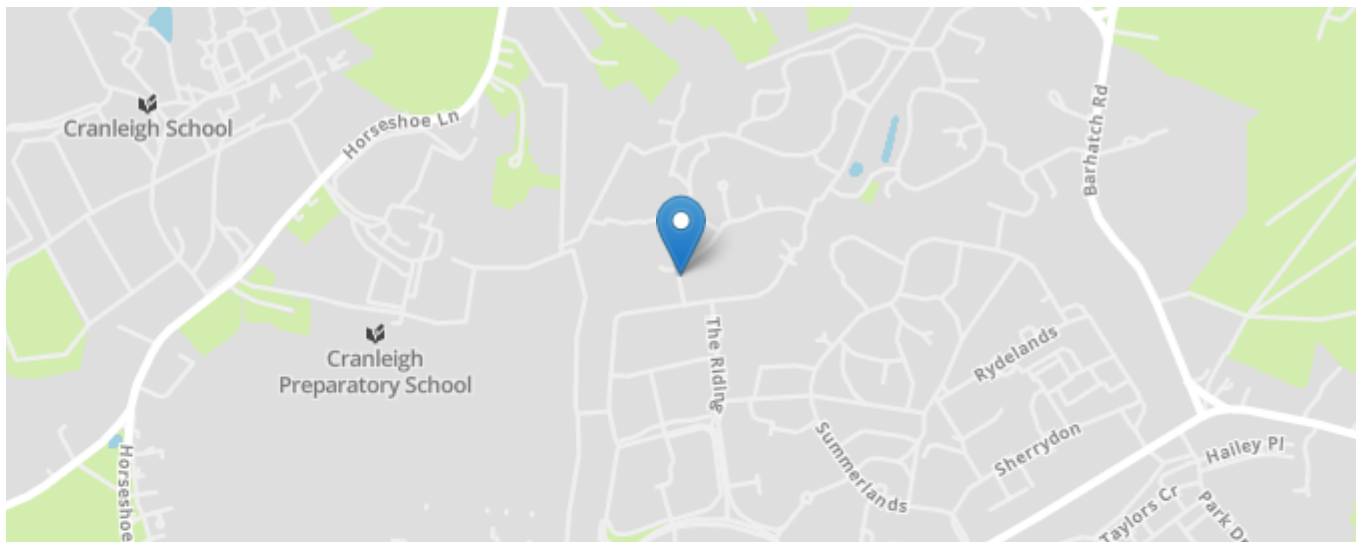
12' 3" x 10' 1" (3.74m x 3.08m)

Bedroom 2

9' 5" x 8' 4" (2.86m x 2.54m)

Bathroom

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