urban moves
ALL THE RIGHT VALUES

£108,000 Shared Ownership

Gainsborough Court, 73 Webber Street, Horley, Surrey RH6 8QN






- Guideline Minimum Deposit £10,800
- First Floor
- Spacious, Open-Plan Kitchen/Reception Room
- Stylish, Naturally-Lit Bathroom
- Parking Space
- Guide Min Income Dual £34.6k | Single £40.8k
- Approx. 696 Sqft Gross Internal Area
- Two Good-Sized Double Bedrooms
- Very Good Energy Efficiency Rating
- Short Bike Ride from Town Centre/Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £270,000). This well-proportioned flat is on the first floor of a recently-constructed development and appears in excellent condition throughout. The property has a twenty-four-foot, dual-aspect reception room with open-plan kitchen area featuring stylish, handle-less units. There is a main bedroom, with fitted wardrobe, a good-sized second double bedroom, an attractive, naturally-lit bathroom and a pair of hallway storage/utility cupboards. Well insulated walls, high performance glazing and a modern gas central heating system all contribute towards a very good energy-efficiency rating. The flat comes with use of an off-street parking space, Horley Leisure Centre is within comfortable walking distance and the town centre or railway station can be easily reached via bus or by brief cycle ride.

Housing Association: A2Dominion.
Tenure: Leasehold (125 years from 19/11/2021).
Minimum Share: 40% (£108,000). The housing association will expect that you will purchase the largest share affordable.
Shared Ownership Rent: £479.62 per month (subject to annual review).
Service Charge: £103.75 per month (subject to annual review).
Guideline Minimum Income: Dual - £34,600 | Single - £40,800 (based on minimum share and 10% deposit).
Council Tax: Band C, Reigate & Banstead 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 not permitted (except assistance animals).

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DIMENSIONS

FIRST FLOOR

Entrance Hallway

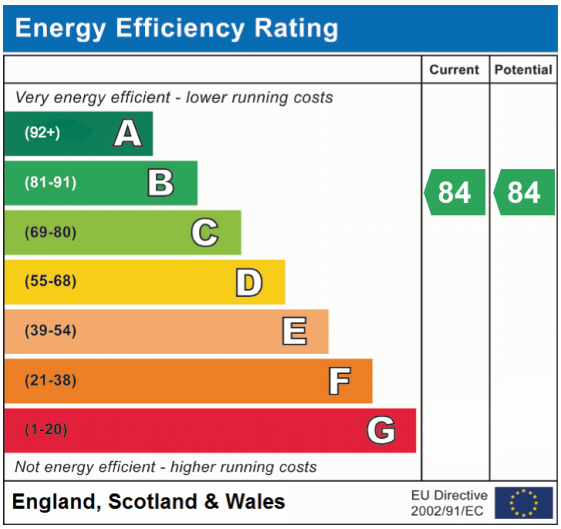
Reception
24' 2" x 13' 9" max. (7.36m x 4.20m)

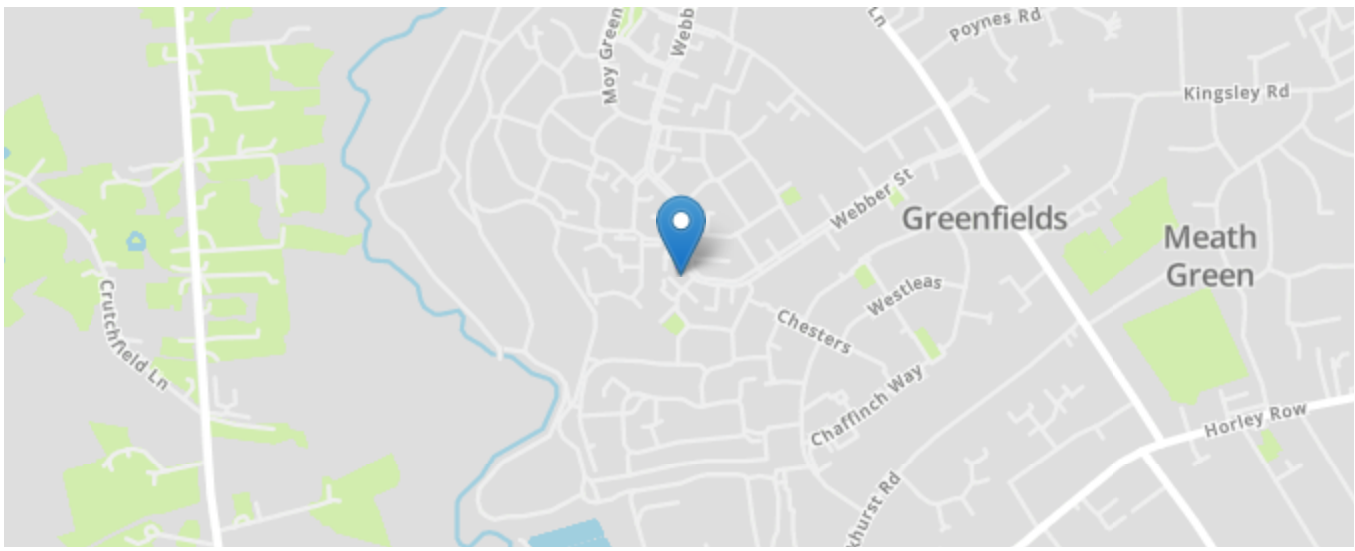
Kitchen
included in reception measurement

Bedroom 1
13' 3" x 9' 4" (4.04m x 2.84m)

Bedroom 2
13' 3" x 7' 10" (4.04m x 2.39m)

Bathroom
7' 1" max. x 6' 6" max. (2.16m x 1.98m)





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.