urban moves
ALL THE RIGHT VALUES

£130,000 Shared Ownership

Beldam Bridge Gardens, West End, Woking, Surrey GU24 9GD






- Guideline Minimum Deposit £13,000
- First (Top) Floor with Private Entrance
- Dual Aspect Reception Room
- Two Good-Sized Double Bedrooms
- Two Car Driveway
- Guide Min Income Dual £42.8k | Single £49.1k
- Approx. 824 Sqft Gross Internal Area
- Semi-Open-Plan Kitchen
- Very Good Energy Efficiency Rating
- Outside Storage Area

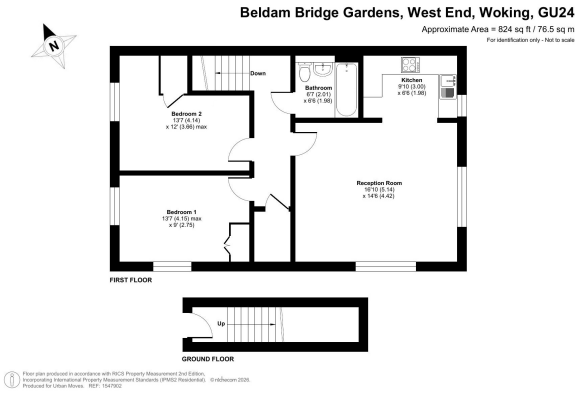
GENERAL DESCRIPTION

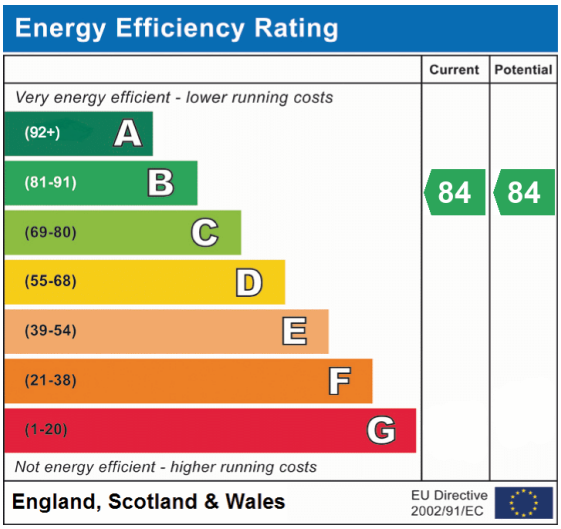
SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £325,000). This smartly-presented flat forms the first floor of a modern building. The property is accessed via a private ground-floor entrance and staircase and features a spacious, dual-aspect (south-west and south-east facing) reception/dining room with semi-open-plan kitchen. One of the two bedrooms also benefits from windows on two sides and both are comfortable doubles with fitted storage. The bathroom is simple yet stylish and the energy-efficiency rating is very good, thanks to well insulated walls and roof, gas central heating and high performance glazing. The flat comes with a two-car driveway plus an outside storage area. Holy Trinity CofE Primary School, which is just minutes away, is Ofsted-rated 'Strong/Expected' and Gordon's Secondary School is 'Outstanding'.

Housing Association: Clarion.
Tenure: Leasehold (125 years from 01/12/2018).
Minimum Share: 40% (£130,000). The housing association will expect that you will purchase the largest share affordable.
Shared Ownership Rent: £602.28 per month (subject to annual review).
Service Charge: £66.27 per month (subject to annual review).
Ground Rent: £150.00 for the year.
Guideline Minimum Income: Dual - £42,800 | Single - £49,100 (based on minimum share and 10% deposit).
Council Tax: Band C, Surrey Heath 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 can only be obtained once you are the property owner).

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DIMENSIONS

GROUND FLOOR

Entrance Hall
stairs leading up to:

FIRST FLOOR

Landing

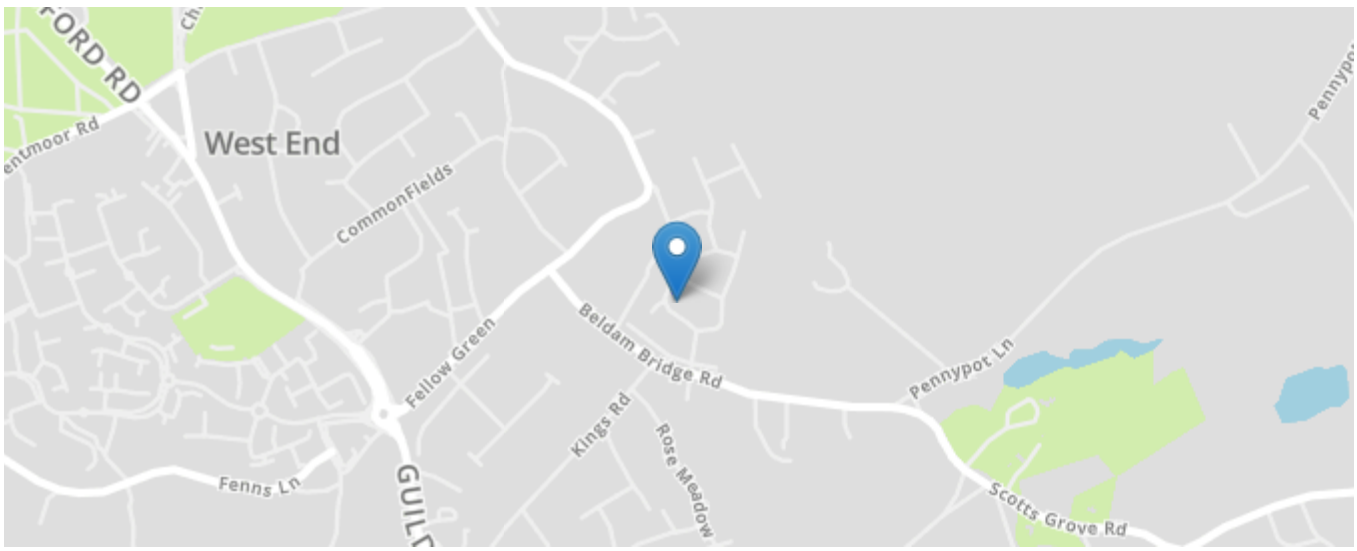
Reception Room
16' 10" x 14' 6" (5.14m x 4.42m)

Kitchen
9' 10" x 6' 6" (3.00m x 1.98m)

Bedroom 1
13' 7" x 9' 0" (4.15m x 2.75m)

Bedroom 2
13' 7" x 12' 0" max. (4.14m x 3.66m)

Bathroom
6' 7" max. x 6' 6" max. (2.01m 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.