

£212,000 Shared Ownership

Chard Crescent, Cranleigh, Surrey GU6 8LN



- Guide Dual Income £71.2k with 10% (£21.2k) deposit
- Two Storey, Three Bedroom, Semi Detached House
- Bathroom plus Downstairs WC
- Rear Garden
- Guide Single Income £76.5k with 15% (£31.8k) deposit
- Approx. 1063 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Two Parking Spaces

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 40% share. Full market value £530,000). This immaculately-presented property has a twenty-foot kitchen/dining room with stylish, handle-less units and integrated appliances. There is an under-stairs WC, accessed from the spacious hallway, and a full-width reception room with patio doors that open onto the rear garden. On the first floor of the house is a main bedroom with fitted wardrobe plus a generously-sized second double bedroom, a smaller third bedroom and an attractive family bathroom. Well insulated walls, roof and floor, high performance glazing and a modern gas central heating system all contribute towards a very good energy-efficiency rating. The house comes with two parking spaces and Cranleigh is within easy driving distance of both Guildford and Horsham. Cranleigh High Street can also be reached on foot or by brief cycle ride.

**Housing Association:** A2Dominion.

**Tenure:** Leasehold (999 years from 25/12/2022).

**Minimum Share:** 40% (£212,000). The housing association will expect that you will purchase the largest share affordable.

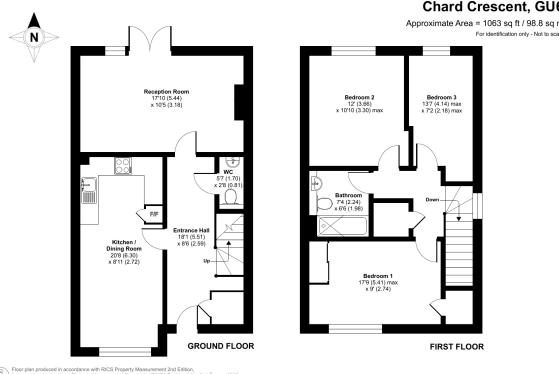
**Shared Ownership Rent:** £807.24 per month (subject to annual review).

**Service Charge:** £62.75 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £71,200 (based on minimum share and 10% deposit) | Single - £76,500 (minimum share, 15% deposit).

**Council Tax:** Band E, 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.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Produced for Urban Moves Ltd, Produced in accordance with Planning Measurement Standards (PMS) (Revised), ©Ordnance Survey. Produced for Urban Moves. Ref: 1258945

## DIMENSIONS

### GROUND FLOOR

#### Entrance Hall

18' 1" x 8' 6" max. (5.51m x 2.59m)

#### Kitchen / Dining Room

20' 8" x 8' 11" (6.30m x 2.72m)

#### W.C.

5' 7" x 2' 8" (1.70m x 0.81m)

#### Reception Room

17' 10" x 10' 5" (5.44m x 3.17m)

### FIRST FLOOR

#### Landing

#### Bedroom 1

17' 9" max. x 9' 0" (5.41m x 2.74m)

#### Bathroom

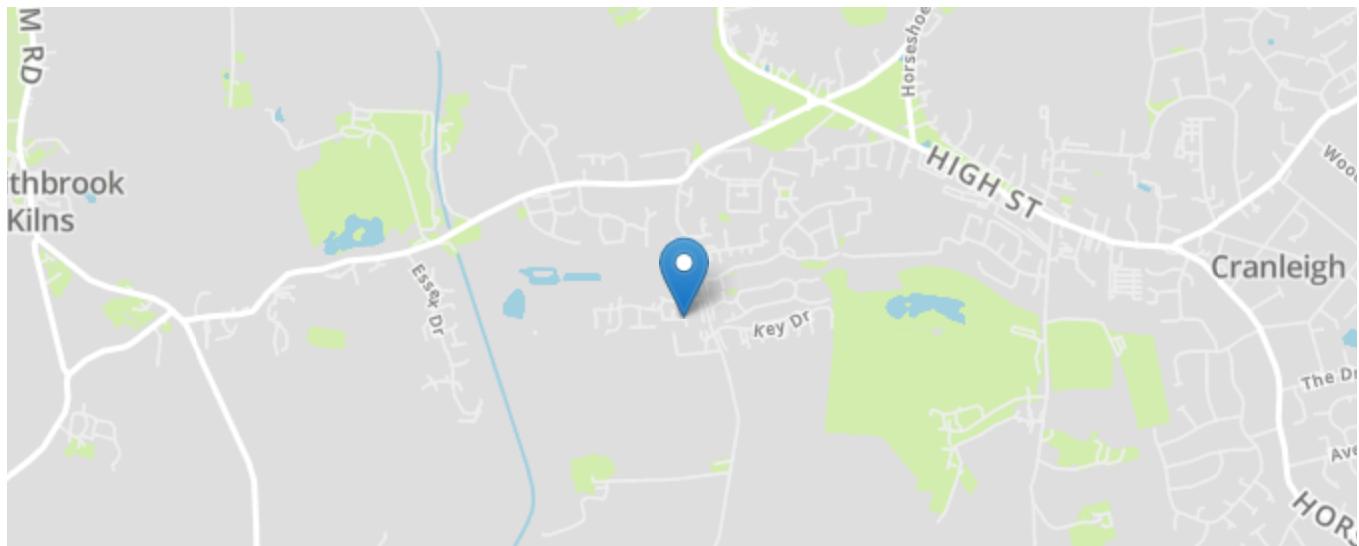
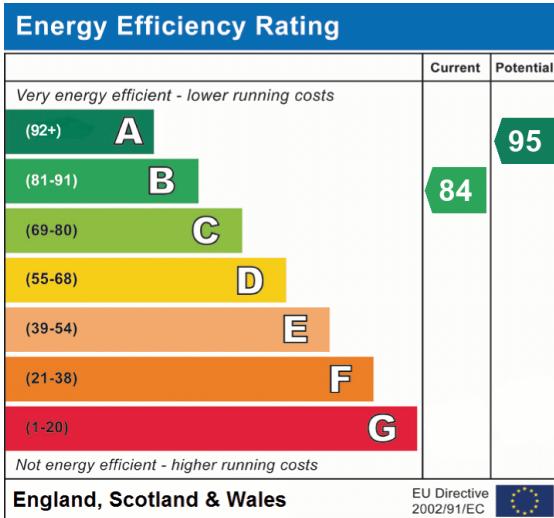
7' 4" max. x 6' 6" max. (2.24m x 1.98m)

#### Bedroom 2

12' 0" x 10' 10" max. (3.66m x 3.30m)

#### Bedroom 3

13' 7" max. x 7' 2" max. (4.14m x 2.18m)



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.