

## £82,500 Shared Ownership

Hartfield Road, Leatherhead, Surrey KT22 0AR



- Guideline Minimum Deposit £8,250
- First (Top) Floor
- Open Plan Kitchen/Reception Room
- Parking Space
- Guideline Income £38.3k (dual) | £44.5k (single)
- Approx. 793 Sqft Gross internal Area
- High Energy-Efficiency Rating
- Short Walk from Leatherhead Station

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £330,000). This building is traditional in style, with attractive features such as flat-arch lintels and tile-hung elevations, but was constructed quite recently. The well insulated walls and roof, high performance glazing and modern gas central heating system all contribute towards a very good energy-efficiency rating. The property available is on the upper floor and has a twenty-two-foot reception with south-east-facing windows and a smart, open-plan kitchen area. The two bedrooms are near-identical in size, differing only in that one has a fitted wardrobe. Further benefits include a generous amount of built-in storage space in the entrance hallway and fibre-to-the-property broadband. The wider development has areas of green space on three sides but is still within easy walking distance of the town centre. Leatherhead Station, for services to a number of destinations including in to London Waterloo/Victoria, is even closer and, if driving, the location allows convenient access to the M25. The flat comes with use of an off-street parking space.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 01/09/2017).

**Minimum Share:** 25% (£82,500). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £700.84 per month (subject to annual review).

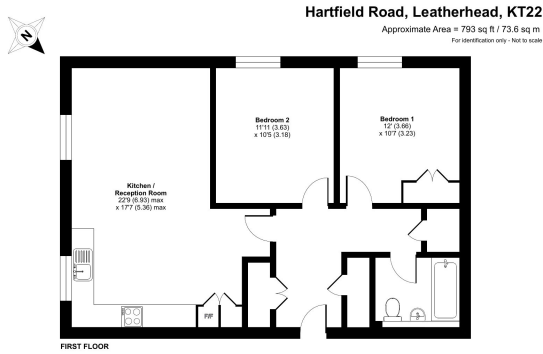
**Service Charge:** £93.45 per month (subject to annual review).

**Ground Rent:** £150.00 for the year.

**Guideline Minimum Income:** Dual - £38,300 | Single - £44,500 (based on minimum share and 10% deposit).

**Council Tax:** Band D, Mole Valley District 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).



Certified Property Measure  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) (London, 1st December 2024)  
Produced by Urban Moves. REF: 110103

## DIMENSIONS

### FIRST FLOOR

#### Entrance Hallway

#### Reception

22' 9" max. x 17' 7" max. (6.93m x 5.36m)

#### Kitchen

included in reception measurement

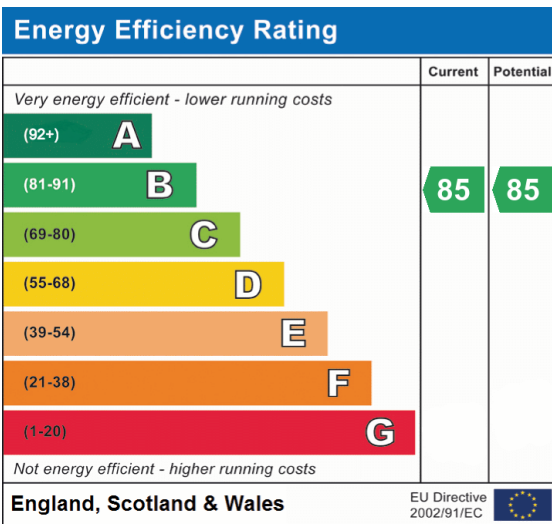
#### Bedroom 1

12' 0" x 10' 7" (3.66m x 3.23m)

#### Bedroom 2

11' 11" x 10' 5" (3.63m x 3.17m)

#### Bathroom



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.