

£78,750 Shared Ownership

Shetland Close, Cranleigh, Surrey GU6 8FN



- Guideline Minimum Deposit £7,875
- Ground Floor
- High Performance Glazing
- Private Patio
- Guide Min Income - Dual £39k Single £43.5k
- Approx. 764 Sqft Gross Internal Area
- Gas Central Heating
- Two Parking Spaces

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £315,000). A smartly-presented, ground-floor flat featuring a twenty-two-foot, triple-aspect, open-plan kitchen/reception room. Double doors lead out to a small, south-east-facing patio area. The two bedrooms are generously-sized, there is some useful hallway storage and a naturally-lit bathroom. The block is period in style but much more recent in construction, the wall and floor insulation, high performance glazing and modern gas central heating system resulting in a very good energy-efficiency rating. The flat comes with the use of two parking spaces and is within comfortable walking distance, or a brief cycle ride, of Cranleigh High Street. Guildford is around ten miles to the north-west and Horsham and Crawley also in easy reach.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 2017).

Minimum Share: 25% (£78,750). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £646.36 per month (subject to annual review).

Service Charge: £143.36 per month (subject to annual review).

Ground Rent: £150.00 for the year.

Guideline Minimum Income: Dual - £39,000 | Single - £43,500 (based on minimum share and 10% deposit).

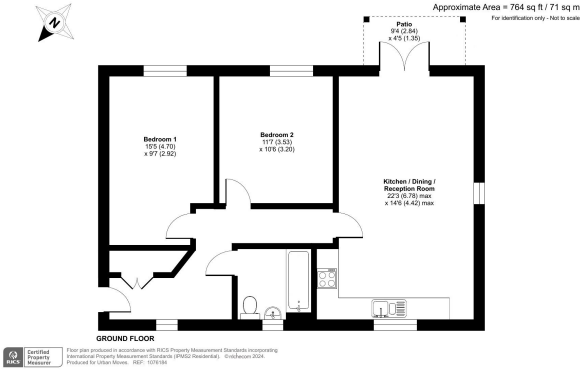
Council Tax: Band C, Waverley Borough Council. Priority is given to applicants living and/or working in this local authority.

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 not permitted (except assistance animals).

DIMENSIONS

Shetland Close, Cranleigh, GU6

Approximate Area = 764 sq ft / 71 sq m
For identification only - Not to scale



GROUND FLOOR

Entrance Hallway

Reception

22' 3" max. x 14' 6" max. (6.78m x 4.42m)

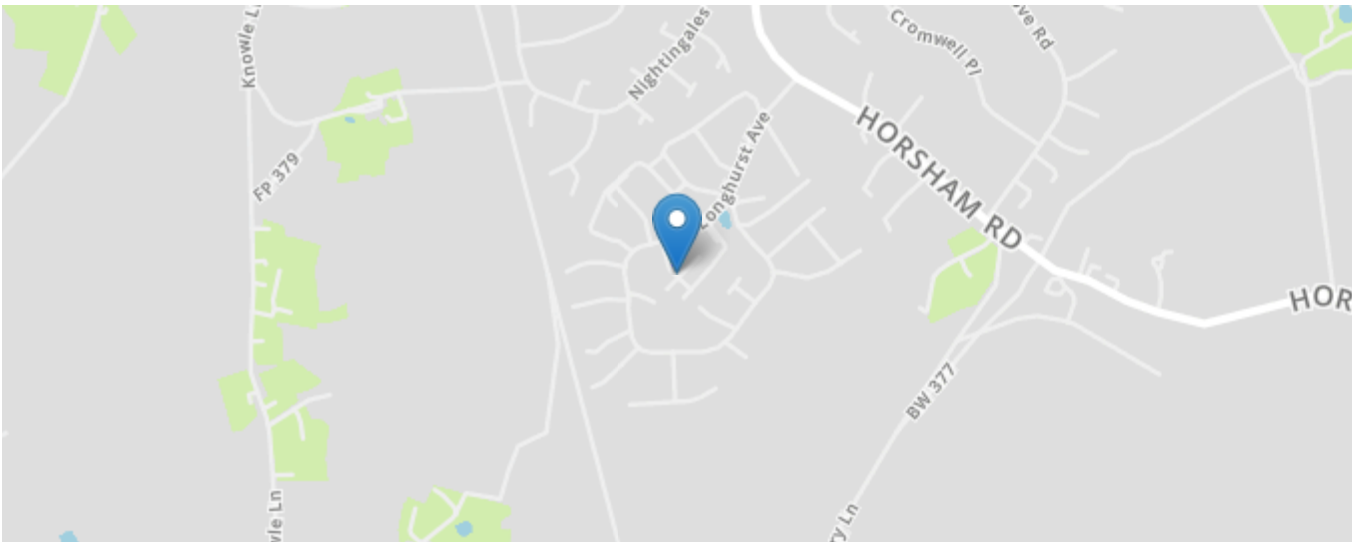
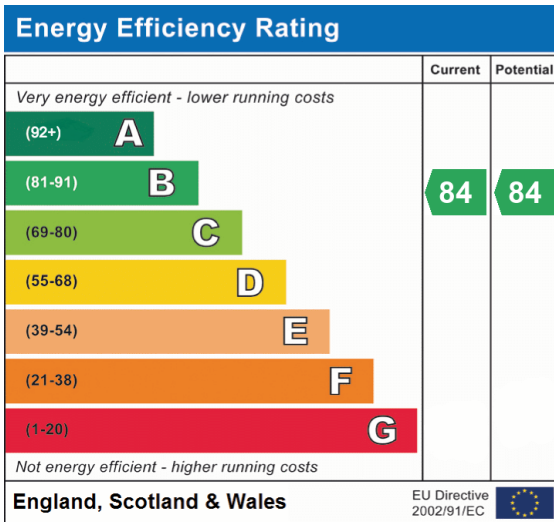
Bedroom 1

15' 5" x 9' 7" (4.70m x 2.92m)

Bedroom 2

11' 7" x 10' 6" (3.53m x 3.20m)

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.