

£100,000 Shared Ownership

Watersmeet, Grove Road, Hitchin, Hertfordshire, SG4 0AF



- Guideline Minimum Deposit £10,000
- Second Floor
- Juliette Balcony
- Underground Parking Space
- Guideline Income Dual £27.1k | Single £32.3k
- Approx. 579 Sqft Gross Internal Area
- Open-Plan Reception/Kitchen
- Hitchin Station Within Easy Reach

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £250,000). This two-bedroom apartment is on the second floor, of a four-storey building, and features a reception room with spacious, open-plan kitchen/dining area and a Juliette balcony. The bedrooms are both comfortable doubles and there is a simple, white-tiled bathroom. Well insulated walls and modern double glazing make for a good energy-efficiency rating. The development has an underground car park which includes a space for this apartment and the A1(M) is only a seven minute drive away (Google Maps) for convenient north/south travel. Alternatively, Hitchin Railway Station and the attractive town centre are both within reasonable walking distance or brief cycle ride. There are highly-rated schools, both primary and secondary, in the local area.

Tenure: Leasehold (126 years less 5 days from 19/02/2008).

Minimum Share: 40% (£100,000).

Shared Ownership Rent: £365.01 per month (subject to annual review).

Service Charge: £117.68 per month (subject to annual review).

Ground Rent: £300.00 for current year.

Guideline Minimum Income: Dual £27,100 | Single £32,300 (based on minimum share and 10% deposit).

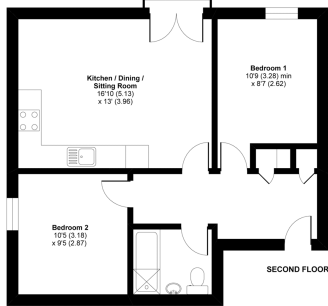
Council Tax: Band B, North Hertfordshire. Priority is given to applicants living and/or working in this local authority.

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.



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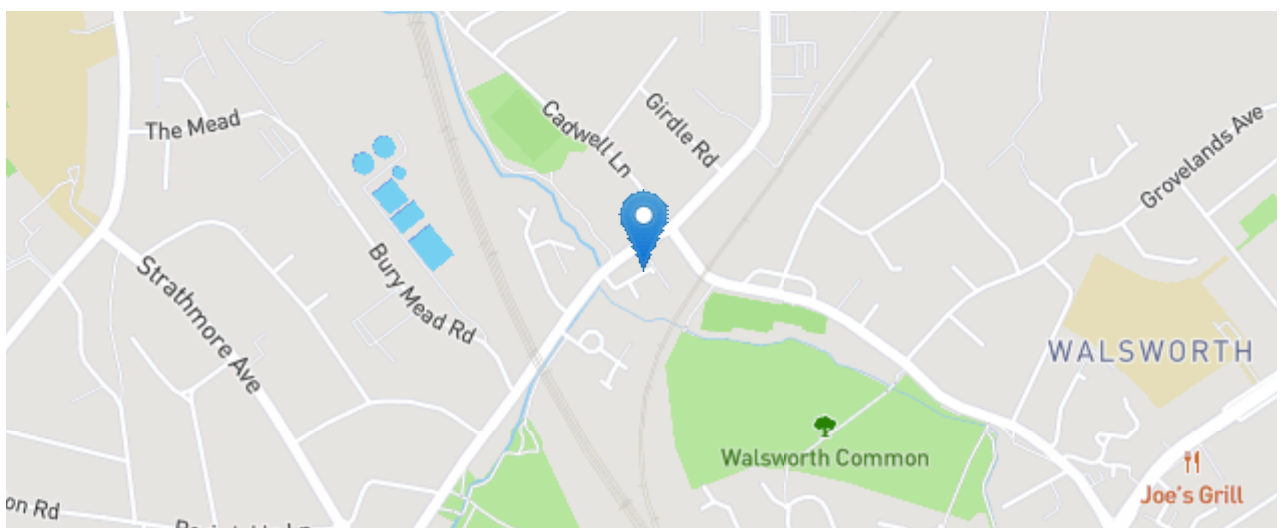
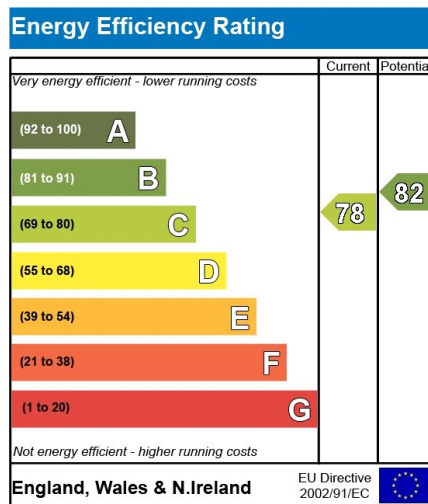
Approximate Area = 579 sq ft / 53.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) (Residential). © Urbanmoves 2020. Produced for Urban Moves. REF: 651414

DIMENSIONS

- RECEPTION
16' 10" x 13' (5.13m x 3.96m)
- KITCHEN
included in reception area
- BEDROOM 1
10' 9" min. x 8' 7" (3.28m x 2.62m)
- BEDROOM 2
10' 5" x 9' 5" (3.18m x 2.87m)
- 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.