

## £72,500 Shared Ownership

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



- Guideline Minimum Deposit £7,250
- Second and Third Floor
- Two Juliette Balconies
- Parking Space
- Guideline Income Dual £30k | Single £35.2k
- Approx. 1000 Sqft Gross Internal Area
- Semi-Open-Plan Kitchen/Reception
- Hitchin Station Within Easy Reach

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 25% share. Full market value £290,000). This very spacious modern apartment is arranged over the top two floors and features a 34' semi-open-plan reception/kitchen/dining room with south-west-facing french doors with Juliette balcony. On the upper level there is the bathroom plus two double bedrooms, the larger of which benefits from an additional balcony plus a bank of built-in wardrobes. Further benefits include a lovely communal garden and an allocated parking space. There are highly-rated schools, both primary and secondary in the local area and the attractive town centre is within comfortable walking distance or brief cycle ride. Hitchin Railway Station provides services to a number of destinations including Cambridge and London Bridge/Kings Cross/St Pancras. If driving, the A1(M) is only seven minutes away (Google Maps) for convenient north/south travel. The property comes with a space in the underground car park.

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

**Minimum Share:** 25% (£72,500).

**Shared Ownership Rent:** £575.65 per month (subject to annual review).

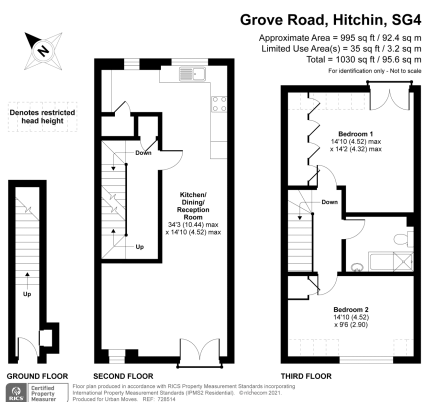
**Combined Service Charge and Admin Fee:** £110.23 per month (subject to annual review).

**Ground Rent:** £300.00 for current year.

**Guideline Minimum Income:** Dual £30,000 | Single £35,200 (based on minimum share and 10% deposit).

**Council Tax:** Band C, North Hertfordshire 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.



## DIMENSIONS

### RECEPTION

34' 3" max. x 14' 10" max. (10.44m x 4.52m)

### KITCHEN

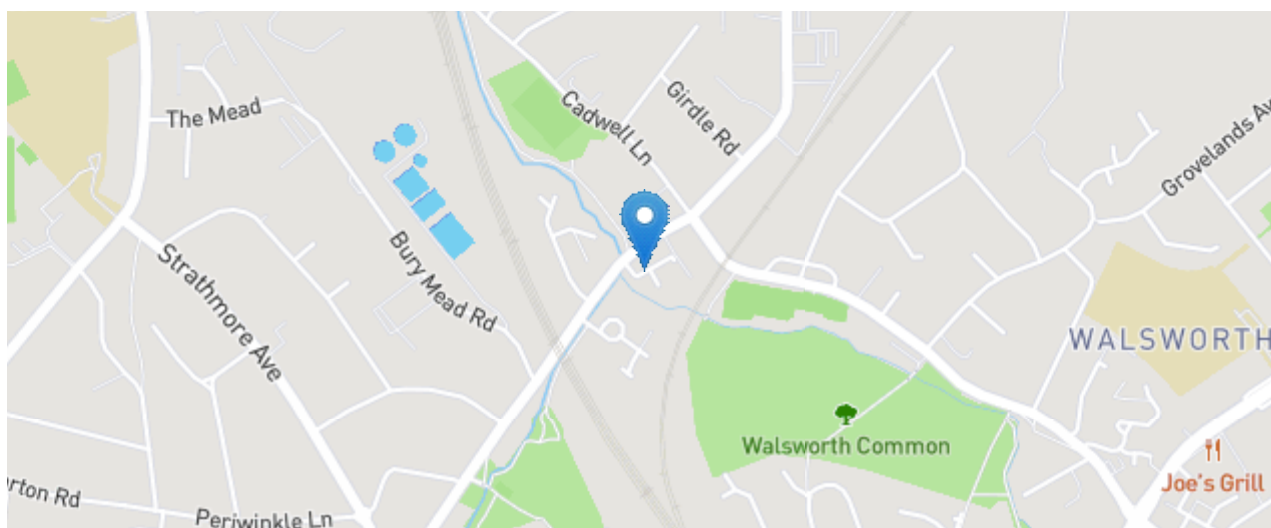
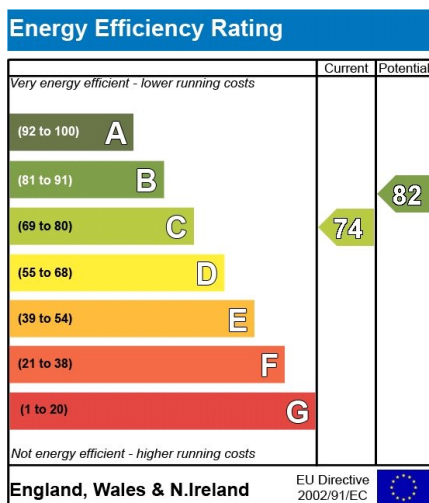
included in reception area

### BEDROOM 1

14' 10" max. x 14' 2" max. (4.52m x 4.32m)

### BEDROOM 2

14' 10" max. x 14' 2" max. (4.52m x 4.32m)



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.