

## £94,000 Shared Ownership

Davidson Drive, Fair Oak, Eastleigh, Hampshire, SO50 7HX



- Guideline Minimum Deposit £9,400
- Second (Top) Floor
- High Performance Glazing
- Gas Central Heating
- Guideline Income Dual £23.9k | Single £29.9k
- Approx. 598 Sqft Gross Internal Area
- Open-Plan Kitchen/Reception Room
- Two Allocated Parking Spaces

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 40% share. Full market value £235,000). This flat is on the second (top) floor of a recently-built development. The elegantly-presented property features a spacious, open-plan kitchen/reception room with attractive flooring and a window at either end. The bedrooms are both good-sized doubles, there is a simple yet stylish bathroom and a useful storage cupboard has been provided in the entrance hallway. Well insulated walls and roof, high performance glazing and a modern gas central heating system make for a very good energy-efficiency rating. The flat comes with use of two allocated parking spaces and the nearby roads provide easy access to the M3 and M27. Alternatively, Eastleigh Railway Station, which offers services to a number of destinations, can be reached via bus or bike.

**Housing Association:** heylo.

**Tenure:** Leasehold (125 years from 2020).

**Minimum Share:** 40% (£94,000).

**Shared Ownership Rent:** £328.40 per month (subject to annual review).

**Admin Fee:** £19.44 per month (subject to annual review).

**Service Charge:** £1207.54 for the year (estimated and subject to annual review).

**Ground Rent:** £180.00 for the year.

**Guideline Minimum Income:** Dual £23,900 | Single £29,900 (based on minimum share and 10% deposit).

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

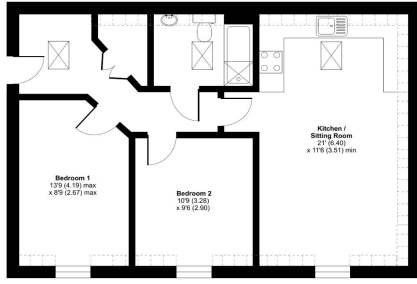
This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are 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.

**Davidson Drive, Fair Oak, Eastleigh, SO50 DIMENSIONS**



Denotes restricted head height

Approximate Area = 598 sq ft / 55.5 sq m  
Limited Use Area(s) = 60 sq ft / 5.5 sq m  
Total = 658 sq ft / 61.1 sq m  
For identification only - Not to scale



SECOND FLOOR

Plan also produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential. © Urbanmoves 2022

- RECEPTION  
21' x 11' 6" min. (6.40m x 3.51m)
- KITCHEN  
included in reception measurement
- BEDROOM 1  
13' 9" max. x 8' 9" max. (4.19m x 2.67m)
- BEDROOM 2  
10' 9" x 9' 6" (3.28m x 2.90m)
- BATHROOM

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>	<b>83</b>	<b>83</b>
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>		
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not energy efficient - higher running costs		
England, Wales & N.Ireland	EU Directive 2002/91/EC	



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.