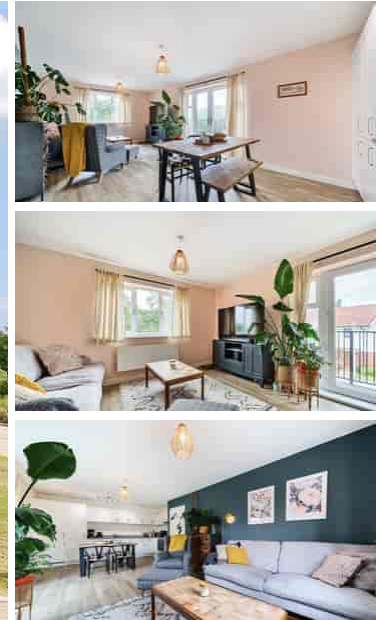


£152,500 Shared Ownership

Girling House, 8 Glover Crescent, Arborfield Green, Berkshire RG2 9TU



- Guideline Minimum Deposit £15,250
- First Floor
- High Performance Glazing
- South/South-West-Facing Balcony
- Guide Min Income - Dual £46.9k Single £53.6k
- Approx. 772 Sqft Gross Internal Area
- Bathroom plus En-Suite Shower Room
- Parking Space

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 50% share. Full market value £305,000). A smartly-presented and well-proportioned flat on the first floor of this recently-constructed building. The property has a twenty-three-foot, dual-aspect reception room with attractive flooring and open-plan kitchen featuring sleek, white units and integrated appliances. Double doors lead out onto a south/south-west-facing balcony. There is a main bedroom with fitted, mirror-fronted wardrobe and en-suite shower room plus a second good-sized bedroom, a naturally-lit bathroom and some useful hallway storage space. Demanding insulation standards and high performance glazing have resulted in a very good energy-efficiency rating. The flat comes with use of a parking space and is approximately four miles from Wokingham, around six miles from junction 11 of the M4 and roughly eight miles from Reading town centre.

Housing Association: Heylo. Heylo Housing requires that all applicants must have a permanent right to reside in the UK.

Tenure: Leasehold (125 years from 2021).

Minimum Share: 50% (£152,500).

Shared Ownership Rent: £451.01 per month (subject to annual review).

Service Charge + Management Fee: £153.61 per month (subject to annual review).

Ground Rent: £240.00 for the year.

Guideline Minimum Income: Dual - £46,900 | Single - £53,600 (based on minimum share and 10% deposit).

Council Tax: Band C, Wokingham 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

Girling House, Glover Crescent, Arborfield Green, Reading, RG2

Approximate Area = 772 sq ft / 71.7 sq m
For identification only - Not to scale



FIRST FLOOR

Entrance Hall

Reception

23' 0" x 14' 3" max. (7.01m x 4.34m)

Kitchen

included in reception measurement

Balcony

8' 8" x 2' 11" (2.64m x 0.89m)

Bedroom 1

16' 6" max. x 11' 2" max. (5.03m x 3.40m)

En-Suite Shower Room

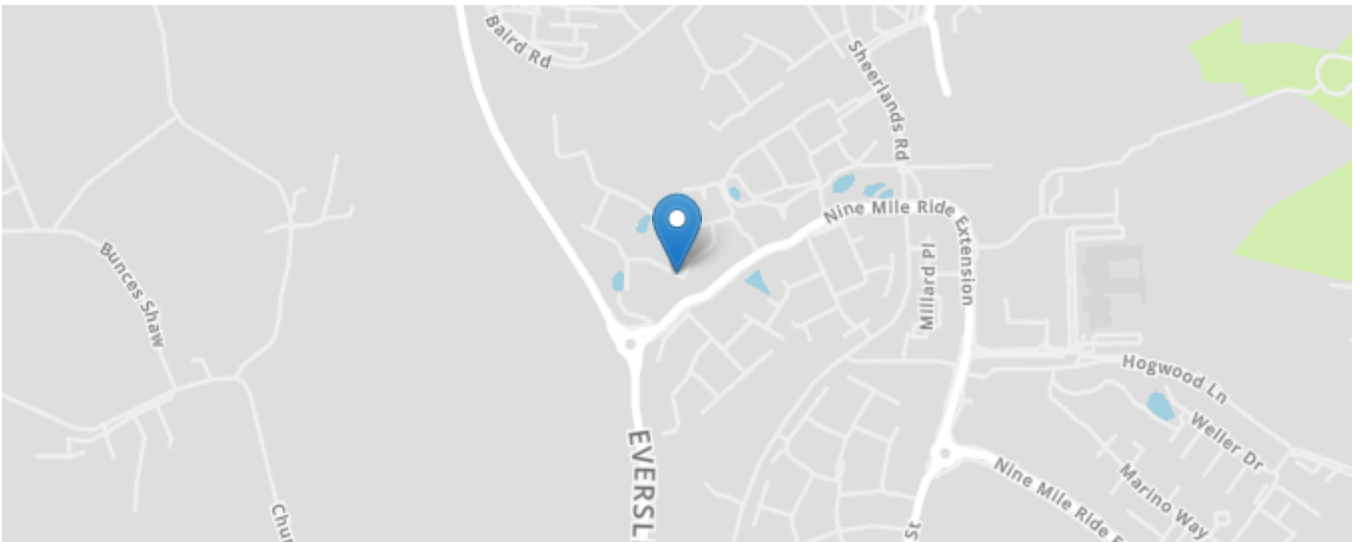
Bedroom 2

12' 5" x 9' 1" (3.78m x 2.77m)

Bathroom

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	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.