

£145,000 Shared Ownership

Amphill Way, Faringdon, Oxfordshire SN7 7LE



- Guideline Minimum Deposit £14,500
- Two Storey, Two Bedroom, Mid Terrace House
- High Performance Glazing
- Rear Garden
- Guide Min Income - Dual £38.4k Single £44.6k
- Approx. 750 Sqft Gross Internal Area
- Bathroom, Shower Room and Cloakroom
- Two Parking Spaces

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 50% share. Full market value £290,000). This smartly-presented, mid-terrace property has a cloakroom just off the entrance hall with the rest of the ground floor devoted to a full-length kitchen/reception room with sleek, white units, integrated appliances, windows to front and rear and patio doors that open onto the garden. On the first floor there is a spacious main bedroom with fitted wardrobe and stylish en-suite shower room. The second bedroom is also a comfortable double and the bathroom is attractive and naturally-lit. Well insulated walls, roof and floor, high performance glazing and a modern gas central heating system make for a very good energy-efficiency rating. Faringdon town centre can be easily reached via brief bus or bike ride and Ofsted list two primary schools and a secondary within a mile radius, all rated 'Good'. The house comes with parking for two cars.

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

Tenure: Leasehold (125 years from 28/02/2019).

Minimum Share: 50% (£145,000).

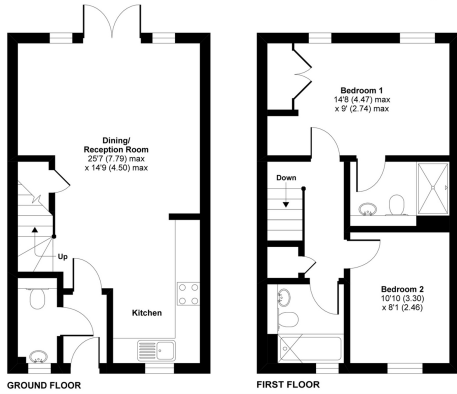
Shared Ownership Rent: £398.44 per month (subject to annual review).

Building Insurance + Admin Fee: £36.15 per month (subject to annual review).

Guideline Minimum Income: Dual £38,400 | Single £44,600 (based on minimum share and 10% deposit).

Council Tax: Band C, Vale of White Horse 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

GROUND FLOOR

Entrance Hallway

Cloakroom

Reception

25' 7" max. x 14' 9" max. (7.79m x 4.50m)

Kitchen

included in reception measurement

FIRST FLOOR

Landing

Bedroom 1

14' 8" max. x 9' max. (4.47m x 2.74m)

En-Suite Shower Room

Bedroom 2

10' 10" x 8' 1" (3.30m x 2.46m)

Bathroom

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		97
(81-91)	B	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.