

£50,000 Shared Ownership

Parkhouse Court, Hatfield, Hertfordshire AL10 9RD



- Guideline Minimum Deposit £5,000
- Third Floor (building has a lift)
- Semi-Open-Plan Reception/Kitchen
- South/South-West-Facing Balcony
- Guide Min Deposit Dual £29.2k | Single £35,5k
- Approx. 564 Sqft Gross Internal Area
- Communal Heating and Hot Water
- Parking Space

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £200,000). A spacious and well-presented, one-bedroom apartment with south/south-west-facing balcony. This third floor property has a good-sized reception room with semi-open-plan kitchen. There is a built-in wardrobe in the bedroom and additional storage in the entrance hallway. The energy-efficiency rating is very good, thanks to modern insulation standards. Parkhouse Court has a communal heating/hot water system which is paid for in the monthly service charge, along with the electricity and water costs. The Galleria Shopping Centre is very close plus there are supermarkets and a wide variety of other stores and amenities nearby. The apartment comes with use of a parking space.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/03/2006).

Minimum Share: 25% (£50,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £385.86 per month (subject to annual review).

Service Charge: £369.86 per month, including water, electricity, heating and hot water (figure subject to annual review).

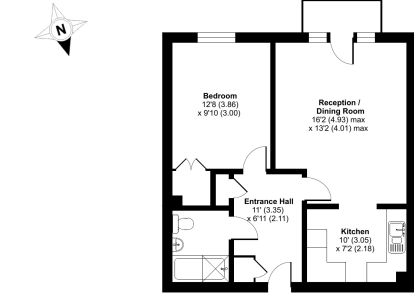
Guideline Minimum Income: Dual - £29,200 | Single - £35,500 (based on minimum share and 10% deposit).

Council Tax: Band C, Welwyn Hatfield Borough Council. Priority is given to applicants living and/or working in this local authority.

EWS1: Currently rated 'B2'. Final phase of remedial works planned but not yet completed. Barratt Homes (original developer) have confirmed no costs to be passed on to leaseholders.

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).

Parkhouse Court, Hatfield, AL10
Approximate Area = 564 sq ft / 52.3 sq m
For identification only - Not to scale



GROUND FLOOR
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Requirements. © Urbanmoves Ltd. Produced by Urban Moves. REF: 1107071

DIMENSIONS

THIRD FLOOR

Entrance Hall
11' 0" x 6' 11" (3.35m x 2.11m)

Reception / Dining Room
16' 2" max. x 13' 2" max. (4.93m x 4.01m)

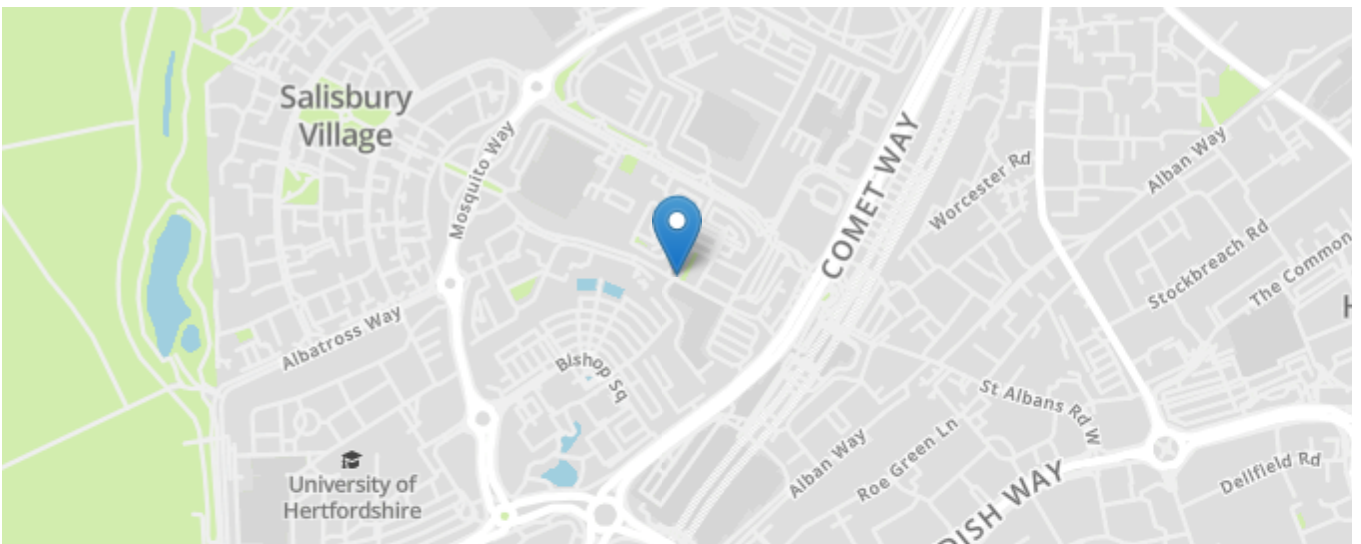
Balcony

Kitchen
10' 0" x 7' 2" (3.05m x 2.18m)

Bedroom
12' 8" x 9' 10" (3.86m x 3.00m)

Bathroom

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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.