

£84,000 Shared Ownership

Ash Way, Haywards Heath, East Sussex RH17 7GE



- Guideline Minimum Deposit £8,400
- Ground Floor
- High Performance Glazing
- Two Parking Spaces (one covered)
- Guide Min Deposit Dual £34.6k | Single £40.9k
- Approx. 762 Sqft Gross Internal Area
- Dual Aspect Kitchen/Reception Room
- Town Centre/Station Within Easy Reach

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 30% share. Full market value £280,000). This well-proportioned flat is on the ground floor of a modern but traditional-looking building and features a twenty-foot, dual-aspect reception room with sleek, open-plan kitchen area. There is a spacious main bedroom with fitted wardrobe plus a second comfortable double bedroom and a naturally-lit bathroom. A pair of storage/utility cupboards have been provided in the entrance hallway and well insulated walls and floor, gas central heating and high performance glazing make for a very good energy-efficiency rating. The flat comes with the use of a car-port parking space plus space for an additional car to park in front. Ash Way is only a brief drive from Haywards Heath town centre and the nearby A272 allows for easy east/west travel as well as connecting to a number of other principal routes.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/11/2018).

Minimum Share: 30% (£84,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £569.02 per month (subject to annual review).

Service Charge: £124.89 per month (subject to annual review).

Ground Rent: £150.00 for the year.

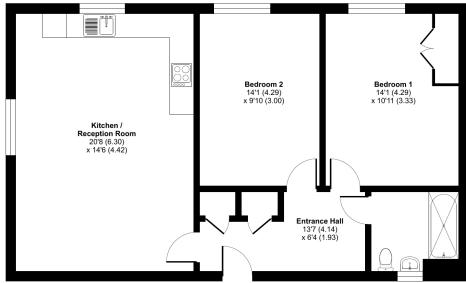
Guideline Minimum Income: Dual - £34,600 | Single - £40,900 (based on minimum share and 10% deposit).

Council Tax: Band C, Lewes 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. Pets not permitted (except assistance animals).



Ash Way, RH17
Approximate Area = 762 sq ft / 70.8 sq m
For identification only - Not to scale



Certified Valuer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) (November 2018).
Produced for Urban Moves. REF: 110581

DIMENSIONS

GROUND FLOOR

Entrance Hall
13' 7" x 6' 4" (4.14m x 1.93m)

Reception
20' 8" x 14' 6" (6.30m x 4.42m)

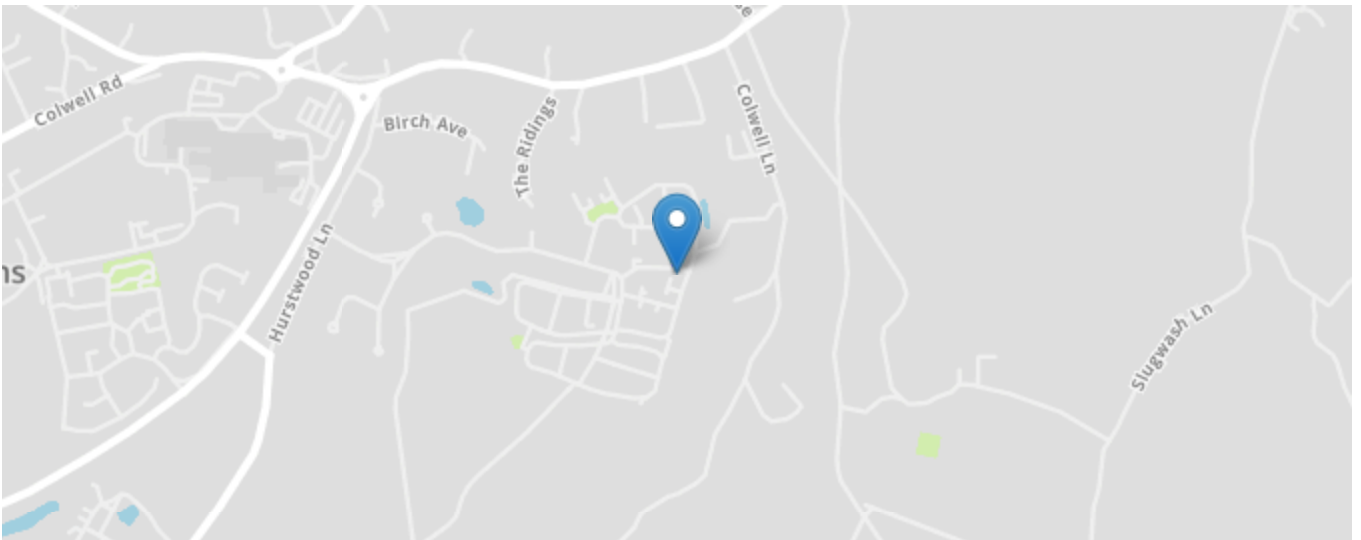
Kitchen
included in reception measurement

Bedroom 1
14' 1" x 10' 11" (4.29m x 3.33m)

Bedroom 2
14' 1" x 9' 10" (4.29m 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.