

## £62,500 Shared Ownership

Parkhouse Court, Hatfield, Hertfordshire AL10 9RD



- Guideline Minimum Deposit £6,250
- Top Floor (third, building has a lift)
- Semi-Open-Plan Kitchen/Reception Room
- Parking Space
- Guideline Income £33.2k (dual) | £39.5k (single)
- Approx. 695 Sqft Gross Internal Area
- Balcony
- Close to Shopping Centre and Other Amenities

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 25% share. Full market value £250,000). This flat is on the third floor (which is the top floor in that part of the building) and has a good-sized reception room with a door that leads out onto a balcony overlooking Comet Square. There is a semi-open-plan kitchen and both bedrooms are spacious doubles. At Parkhouse Court the heating and hot water is fed from a communal system which, along with the electricity and water costs, is paid for monthly in the same way as the service charge. The Galleria Shopping Centre is very close plus there are supermarkets and a wide variety of other stores and amenities nearby. The flat comes with use of a parking space.

**Housing Association:** Clarion.

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

**Minimum Share:** 25% (£62,500). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £485.85 per month (subject to annual review).

**Service Charge:** £297.29 per month (subject to annual review).

**Personal Charge:** £153.00 (water, electricity, heating and hot water - figure subject to annual review).

**Guideline Minimum Income:** Dual - £33,200 | Single - £39,500 (based on minimum share and 10% deposit).

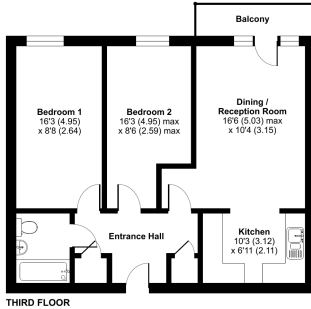
**Council Tax:** Band C, Welwyn Hatfield Borough Council. Priority is given to applicants living and/or working in this local authority.

**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 = 695 sq ft / 64.5 sq m  
For identification only - Not to scale



THIRD FLOOR

Certified Property Measure Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Requirements. Produced by Urban Moves. REF: 1129608

## DIMENSIONS

### THIRD FLOOR

#### Entrance Hall

#### Reception / Dining Room

16' 6" x 10' 4" (5.03m x 3.15m)

#### Balcony

#### Kitchen

10' 3" x 6' 11" (3.12m x 2.11m)

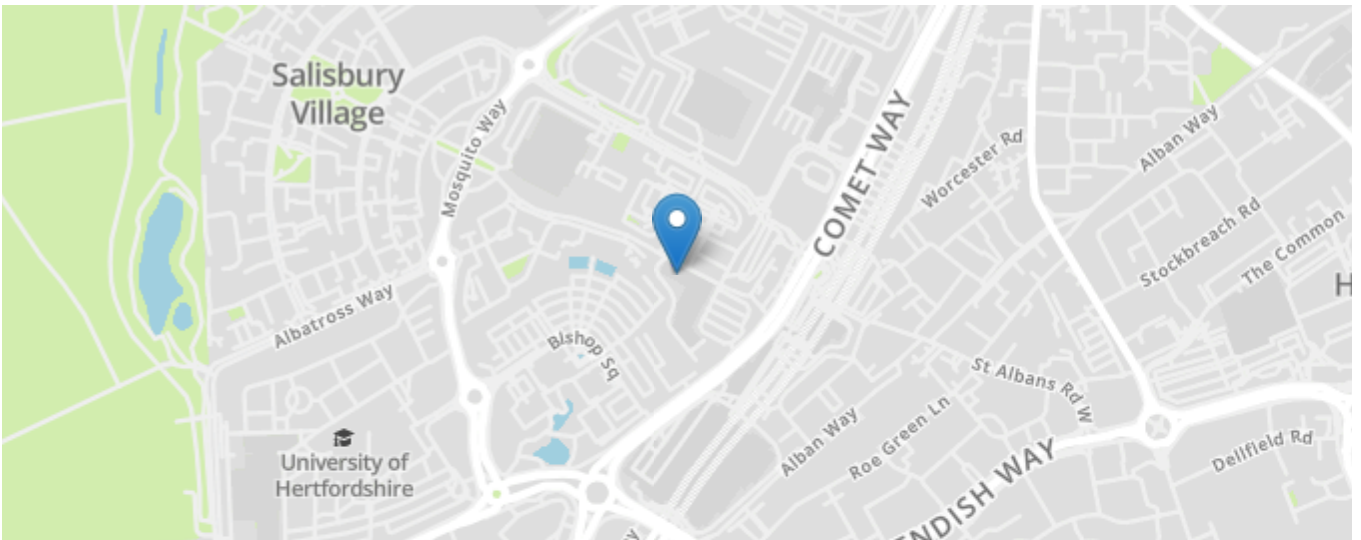
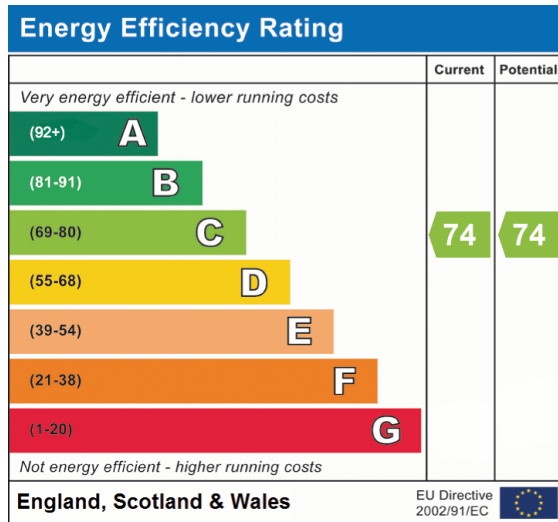
#### Bedroom 1

16' 3" x 8' 8" (4.95m x 2.64m)

#### Bedroom 2

16' 3" max. x 8' 6" max. (4.95m x 2.59m)

#### Bathroom



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.