

£249,000 Shared Ownership

Merryweather Way, Basingstoke, Hampshire RG24 9FN



- Guideline Minimum Deposit £24,900
- Two Storey, Three Bedroom, Detached House
- Reception plus Kitchen/Dining Room
- South Facing Side Garden
- Guide Min Income Dual £59.8k | Single £68.9k
- Approx. 986 Sqft Gross Internal Area
- Bathroom, Shower Room and Cloakroom
- Two Parking Spaces

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 60% share. Full market value £415,000). A rare chance to buy a detached, shared-ownership house. A central entrance hallway leads, via double doors, through to a dual-aspect reception room with bay window. There is a ground-floor cloakroom and a spacious kitchen/dining room with walk-in storage/utility cupboard and patio doors that open onto the south-facing side garden. On the first floor is a main bedroom with naturally-lit, en-suite shower room plus two further double bedrooms and a family bathroom. Well insulated walls and roof, modern double glazing and gas central heating make for a good energy-efficiency rating. The house comes with parking for two cars and is only a brief drive, or bike ride, from Basingstoke Railway Station and the town centre. Nearby Marnel Infant/Junior School is Ofsted-rated 'Outstanding' and there are other well-thought-of schools, both primary and secondary in the local area.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/01/2008).

Minimum Share: 60% (£249,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £348.45 per month (subject to annual review).

Service Charge: £21.61 per month (subject to annual review).

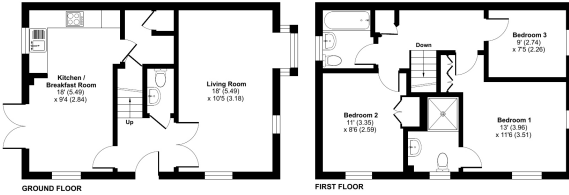
Guideline Minimum Income: Dual - £59,800 | Single - £68,900 (based on minimum share and 10% deposit).

Council Tax: Band D, Basingstoke and Deane 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.

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Approximate Area = 986 sq ft / 91.6 sq m
For identification only - Not to scale



Approved by the Energy Rating Agency (ERA) for the production of Energy Performance Certificates (EPCs) in accordance with the Energy Act 2008. Produced by Urban Moves. REF: 1140207

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		89
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

DIMENSIONS

GROUND FLOOR

Entrance Hall

Living Room
18' 0" x 10' 5" (5.49m x 3.17m)

Cloakroom

Kitchen / Dining Room
18' 0" x 9' 4" (5.49m x 2.84m)

FIRST FLOOR

Landing

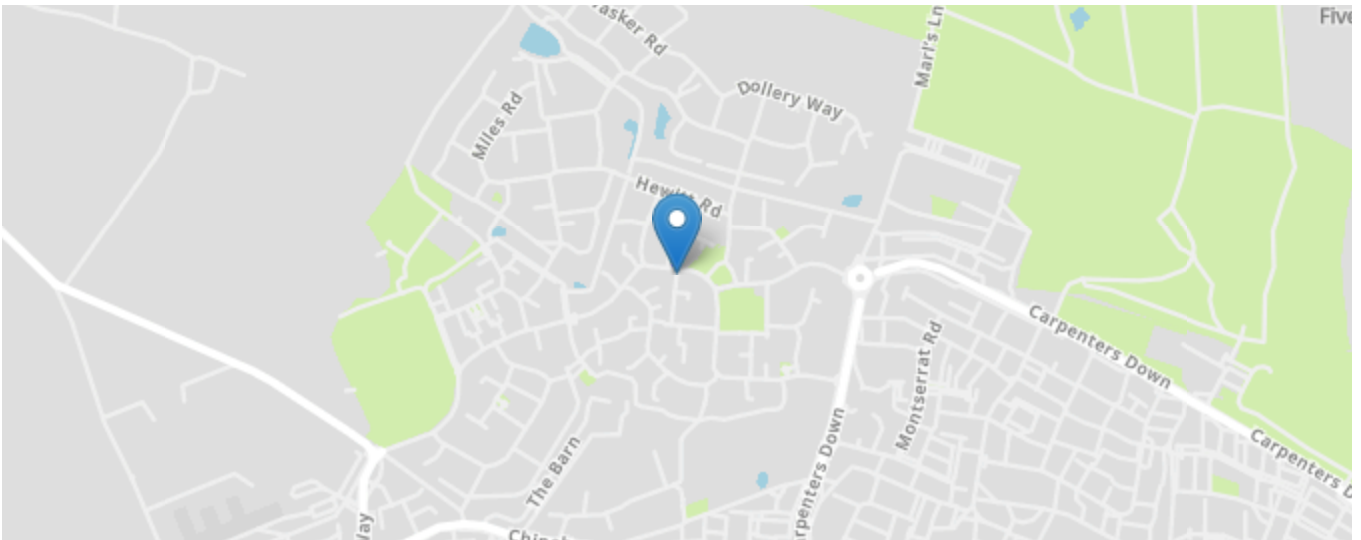
Bedroom 1
13' 0" x 11' 6" (3.96m x 3.51m)

En-Suite Shower Room

Bedroom 2
11' 0" x 8' 6" (3.35m x 2.59m)

Bedroom 3
9' 0" x 7' 5" (2.74m x 2.26m)

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.