

£90,800 Shared Ownership

Forester House, Coombe Way, Farnborough, Hampshire GU14 7GA



- Guideline Minimum Deposit £9,080
- First Floor
- Corner Balcony
- Parking Space
- Guide Min Income Dual £32.6k | Single £38.9k
- Approx. 683 Sqft Gross Internal Area
- Very Good Energy-Efficiency Rating
- Short Walk to Farnborough Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £227,000). A bright, two-bedroom flat on the first floor of a conveniently located development. The property has a dual-aspect reception room with semi-open-plan kitchen featuring recently installed sleek, grey units. A sliding door leads out onto a corner balcony that overlooks a pleasant area of communal garden on the south-west side of the building. There is a good-sized main bedroom plus a slightly smaller second double bedroom, a simple, white-tiled bathroom and a useful hallway storage cupboard. Well insulated walls, modern double glazing and gas central heating make for a good energy-efficiency rating. Forester House is close to the town centre so there are supermarkets and numerous other shops in the local area. The flat comes with use of a parking space plus Farnborough Railway Station (for services between Basingstoke/Portsmouth Harbour and London Waterloo) is only a few minutes walk away.

Housing Association: A2Dominion.

Tenure: Leasehold (125 years from 01/07/2009).

Minimum Share: 40% (£90,800). The housing association will expect that you will purchase the largest share affordable.

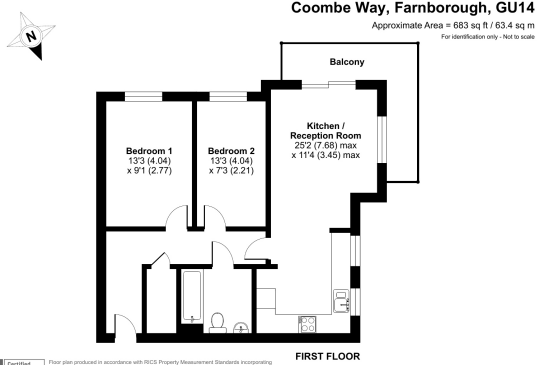
Shared Ownership Rent: £423.13 per month (subject to annual review).

Service Charge: £181.40 per month (subject to annual review).

Guideline Minimum Income: Dual - £32,600 | Single - £38,900 (based on minimum share and 10% deposit).

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



DIMENSIONS

FIRST FLOOR

Entrance Hallway

Reception

25' 2" max. x 11' 4" max. (7.67m x 3.45m)

Balcony

Kitchen

included in reception measurement

Bedroom 1

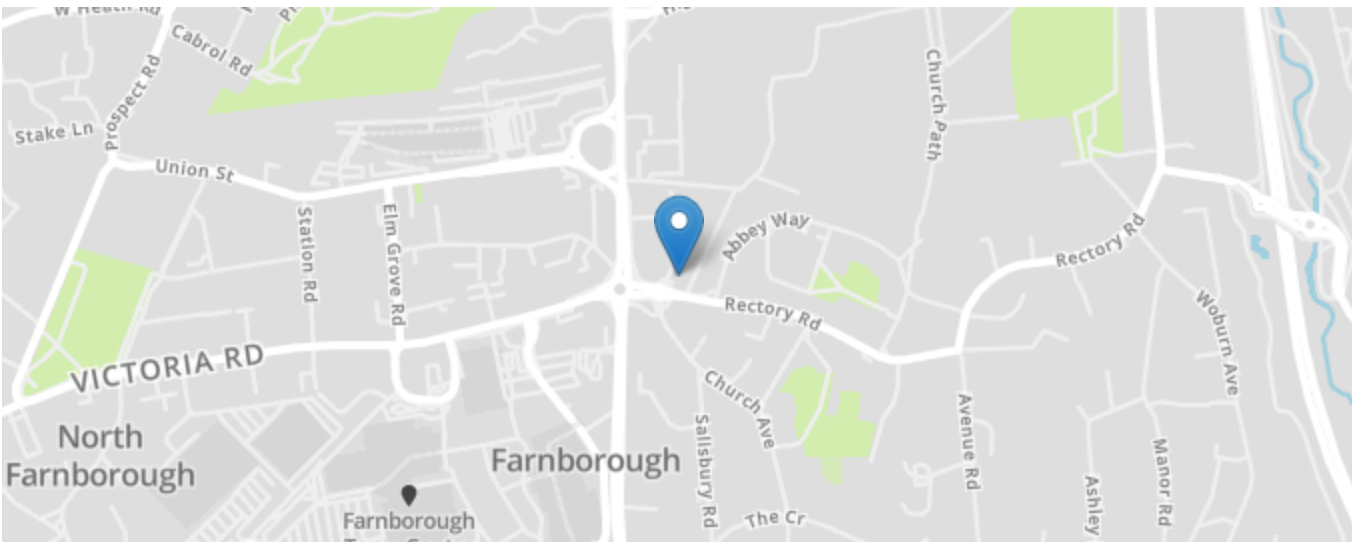
13' 3" x 9' 1" (4.04m x 2.77m)

Bedroom 2

13' 3" x 7' 3" (4.04m x 2.21m)

Bathroom

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	82	82
(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.