

## £88,000 Shared Ownership

Ashton House, Pond Road, Farnborough, Hampshire GU14 7GE



- Guideline Minimum Deposit £8,800
- Second Floor (building has a lift)
- Dual Aspect Reception Room
- Parking Space
- Guide Min Income Dual £25.8k | Single £32.1k
- Approx. 573 Sqft Gross Internal Area
- Corner Balcony
- Short Walk to Town Centre

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £220,000). A generously-sized, one-bedroom apartment on the second floor of this modern development. The stylishly-presented property has a dual-aspect reception room with a door that leads out onto a corner balcony. Semi-open-plan to the living area is a naturally-lit kitchen with walnut-style units. The bedroom has a fitted wardrobe, there is useful, built-in, hallway storage and an attractive bathroom. Ashton House is close to the centre of town where a wide variety of shops can be found. The apartment comes with use of a parking space plus Farnborough Railway Station (for trains to Basingstoke, Portsmouth Harbour or London Waterloo) is within comfortable walking distance, or a brief bus/bike ride away. In addition, Farnborough North Station offers services to Reading and Gatwick Airport.

**Housing Association:** A2Dominion.

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

**Minimum Share:** 40% (£88,000). The housing association will expect that you will purchase the largest share affordable.

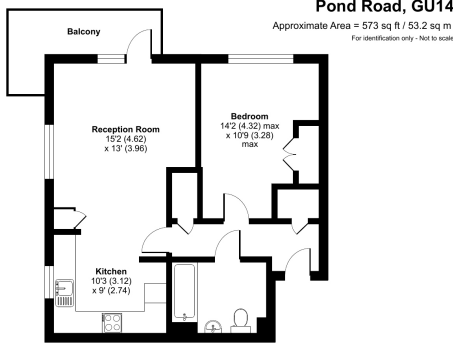
**Shared Ownership Rent:** £233.02 per month (subject to annual review).

**Service Charge:** £217.82 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £25,800 | Single - £32,100 (based on minimum share and 10% deposit).

**Council Tax:** Band B, 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).



**SECOND FLOOR**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential. ©Urbanmoves 2024. Produced for Urban Moves. REF: 1192751

## DIMENSIONS

### SECOND FLOOR

#### Entrance Hallway

#### Reception Room

15' 2" x 13' 0" max. (4.62m x 3.96m)

#### Balcony

#### Kitchen

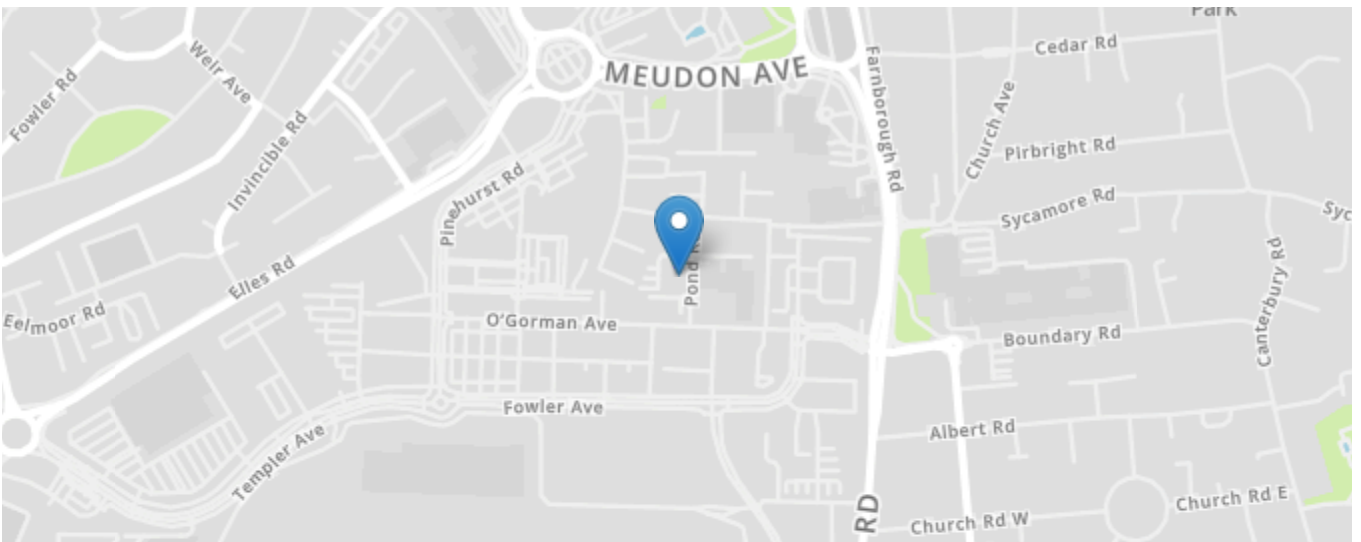
10' 3" x 9' 0" (3.12m x 2.74m)

#### Bedroom

14' 2" max. x 10' 9" (4.32m x 3.28m)

#### Bathroom

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	<b>85</b>	<b>85</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		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.