

£92,750 Shared Ownership

Sutcliffe Close, Stevenage, Hertfordshire SG1 5PJ



- Guideline Minimum Deposit £9,275
- First Floor
- Dual-Aspect Reception Room
- Parking Space
- Guide Min Income Dual £25.6k | Single £31.6k
- Approx. 700 Sqft Gross Internal Area
- Double Glazing and Gas Central Heating
- Short Bus Ride from Station/Town Centre

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £265,000). This well-presented and well-proportioned flat is on the first floor and features a dual-aspect reception room and a semi-open-plan kitchen with breakfast bar. The two bedrooms are comfortable doubles and both include a fitted wardrobe. There is a sleek, white-tiled bathroom and a pair of storage/utility cupboards in the entrance hallway. Modern insulation standards, double glazed windows and gas central heating make for a very good energy-efficiency rating. The three nearest primary schools are all Ofsted-rated 'Good', as is the local secondary school. Hampson Park is close by and the railway station, shops and other amenities of the town centre can be easily reached via bus or bike ride. The block has a large car park which includes a space allocated to this flat.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/10/2007).

Minimum Share: 35% (£92,750). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £312.32 per month (subject to annual review).

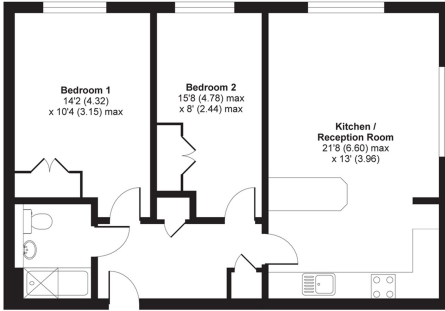
Service Charge: £97.22 per month (subject to annual review).

Guideline Minimum Income: Dual - £25,600 | Single - £31,600 (based on minimum share and 10% deposit).

Council Tax: Band C, Stevenage 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

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Entrance Hall

Reception

21' 8" max. x 13' (6.60m x 3.96m)

Kitchen

included in reception measurement

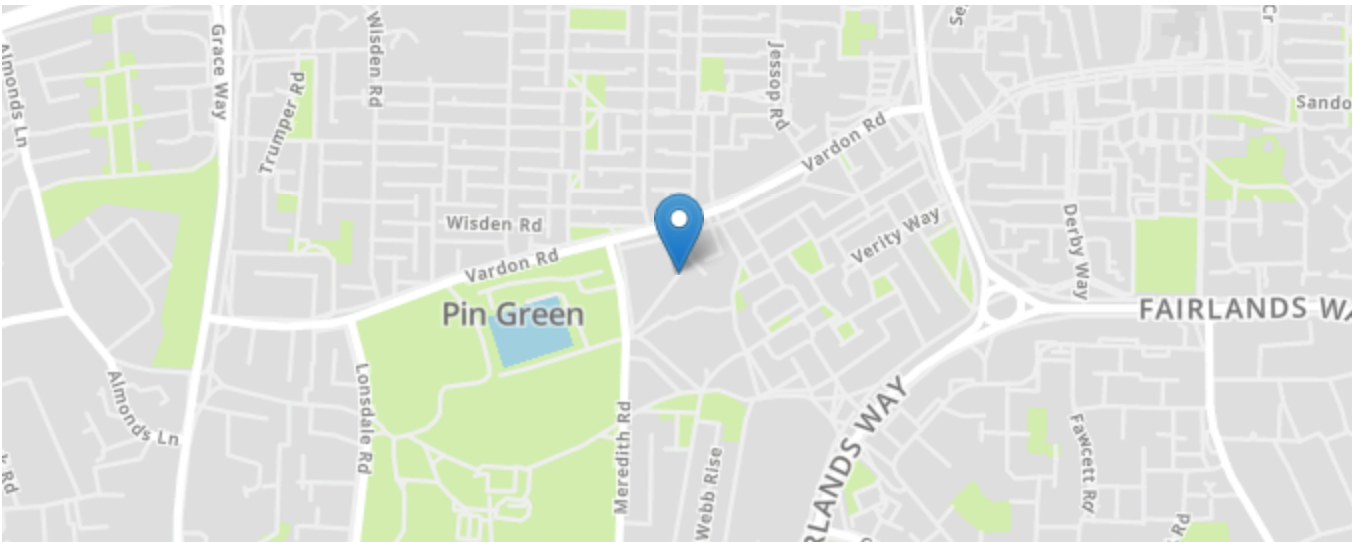
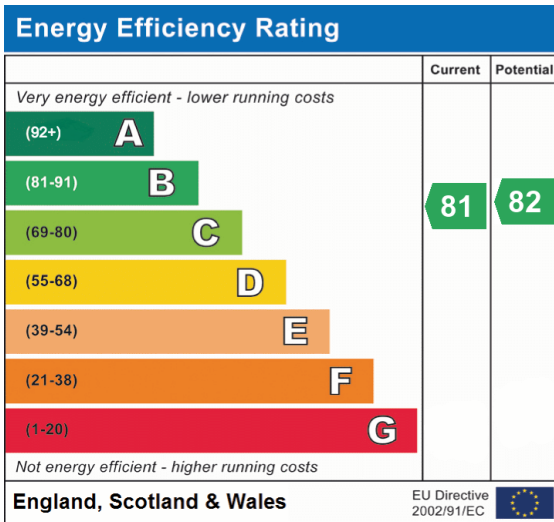
Bedroom 1

14' 2" x 10' 4" max. (4.32m x 3.15m)

Bedroom 2

15' 8" max. x 8' max. (4.78m x 2.44m)

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.