

£80,000 Shared Ownership

Calloway House, Coombe Way, Farnborough, Hampshire GU14 7FT



- Guideline Minimum Deposit £8,000
- Second Floor (building has a lift)
- Semi-Open-Plan Kitchen/Reception Room
- Parking Space
- Guide Min Income Dual £31.9k | Single £38.2k
- Approx. 760 Sqft Gross Internal Area
- Very Good Energy-Efficiency Rating
- Short Walk to Town Centre/Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £200,000). This modern, two-bedroom flat is on the second floor and has a twenty-two-foot reception room with semi-open-plan kitchen. The bedrooms are both good-sized doubles and there is a simple, white-tiled bathroom. Calloway House has been built to high energy-efficiency standards and features a communal heating and hot water system. A raised courtyard/garden is provided for residents use. The development is close to the town centre so there are supermarkets and numerous other shops in the local area. The private car park includes a space allocated to this flat plus Farnborough Railway Station, for trains to Basingstoke, Portsmouth Harbour or London Waterloo, is only a few minutes walk away. Alternatively Farnborough North Station offers services between Reading and Gatwick Airport.

Housing Association: A2Dominion.

Tenure: Leasehold (125 years from 20/09/2007).

Minimum Share: 40% (£80,000). The housing association will expect that you will purchase the largest share affordable.

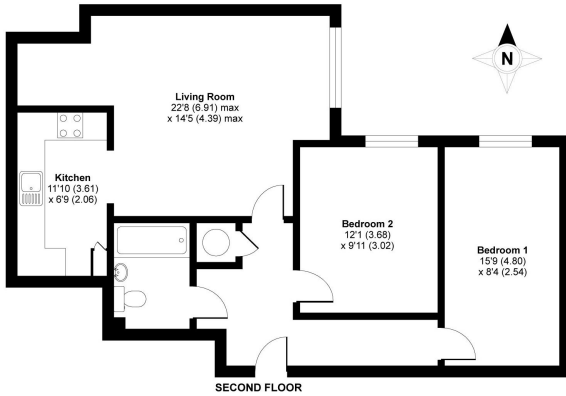
Shared Ownership Rent: £428.03 per month (subject to annual review).

Service Charge: £221.17 per month (subject to annual review).

Guideline Minimum Income: Dual - £31,900 | Single - £38,200 (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

SECOND FLOOR

Entrance Hallway

Living Room

22' 8" max. x 14' 5" max. (6.91m x 4.39m)

Kitchen

11' 10" x 6' 9" (3.61m x 2.06m)

Bedroom 1

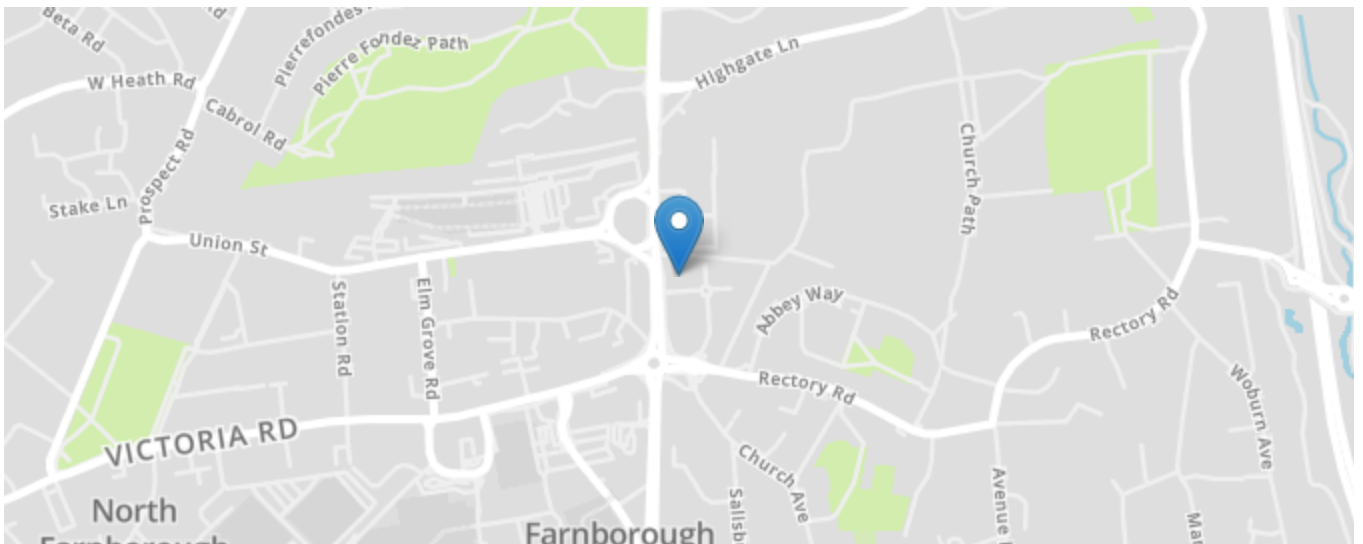
15' 9" x 8' 4" (4.80m x 2.54m)

Bedroom 2

12' 1" x 9' 11" (3.68m x 3.02m)

Bathroom

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | 83 | 83 |
| (69-80) | C | | |
| (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.