

£60,000 Shared Ownership

The Parklands, Dunstable LU5 4GW



- Guide Min Income Dual £29.5k | Single £35.6k
- Ground Floor
- Semi-Open-Plan Kitchen/Reception
- Parking Space
- Guideline Minimum Deposit £6,000
- Approx. 896 Sqft Gross Internal Area
- Bathroom plus En-Suite Shower Room
- Close to Town Centre

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 30% share. Full market value £200,000). This spacious, south-east-facing flat is on the ground floor and features a twenty-one-foot reception room that leads out to a small patio area and the communal garden at the rear of the building. The kitchen is semi-open-plan, there is a main bedroom with en-suite shower room plus a second bedroom which is only slightly smaller. The hallway provides some useful, built-in storage as well as access to a bathroom large enough to include a separate shower cubicle. Modern insulation standards and double glazed windows/doors make for a good energy-efficiency rating. The Parklands is located next to Grove House Gardens, close to the centre of Dunstable. The Quadrant Shopping Centre and the other shops/amenities around the High Street are only a short walk away. The apartment comes with use of a parking space.

Housing Association: Clarion.

Tenure: Leasehold (125 years less 30 days from 01/01/2006).

Minimum Share: 30% (£60,000). The housing association will expect that you will purchase the largest share affordable.

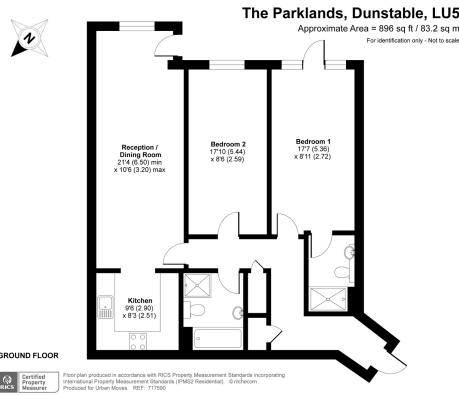
Shared Ownership Rent: £480.75 per month (subject to annual review).

Service Charge: £221.43 per month (subject to annual review).

Guideline Minimum Income: Dual - £29,500 | Single - £35,600 (based on minimum share and 10% deposit).

Council Tax: Band C, Central Bedfordshire 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

GROUND FLOOR

Entrance Hallway

Reception/Dining Room

21' 4" min. x 10' 6" max. (6.50m x 3.20m)

Kitchen

9' 6" x 8' 3" (2.90m x 2.51m)

Bedroom 1

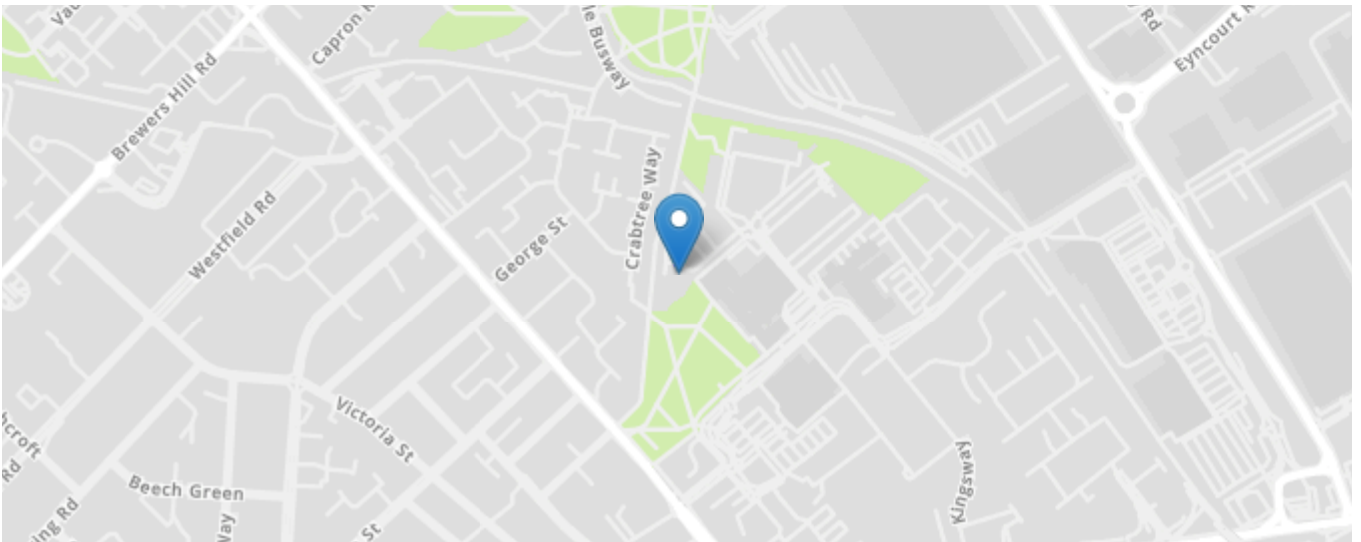
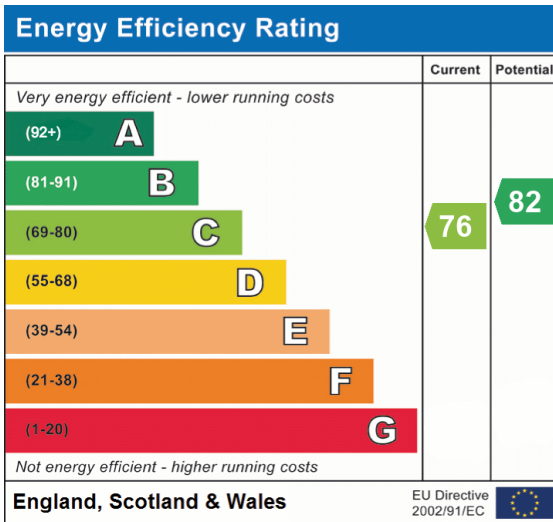
17' 7" x 8' 11" (5.36m x 2.72m)

En-Suite Shower Room

Bedroom 2

17' 10" x 8' 6" (5.44m x 2.59m)

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.