

£99,750 Shared Ownership

Waddington House, 62 Barnes Wallis Way, Bricket Wood, Hertfordshire AL2 3FL



- Guideline Minimum Deposit £9,975
- First Floor
- Open Plan Kitchen/Reception Room
- Juliette Balcony Overlooking Communal Garden
- Guide Min Income Dual £36.5k | Single £42.8k
- Approx. 570 Sqft Gross Internal Area
- Very Good Energy-Efficiency Rating
- Parking Space

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £285,000). An attractive, first-floor flat which overlooks the large communal rear garden. The property has a twenty-two-foot reception room with Juliette balcony and an open-plan kitchen area featuring integrated appliances. The spacious bedroom includes a fitted, mirror-fronted wardrobe. There is a stylish bathroom and a storage/utility cupboard has been provided in the entrance hall. Waddington House is a recent development and the insulation standards and high performance glazing combined with a modern gas central heating system make for a very good energy-efficiency rating. The flat comes with use of a parking space and the location allows convenient access to the North Orbital Road, the M1 and the M25. Alternatively, Bricket Wood Station is within walking distance or a brief cycle ride.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/10/2018).

Minimum Share: 35% (£99,750). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £513.49 per month (subject to annual review).

Service Charge: £136.55 per month (subject to annual review).

Ground Rent: £100.00 for the year.

Guideline Minimum Income: Dual - £36,500 | Single - £42,800 (based on minimum share and 10% deposit).

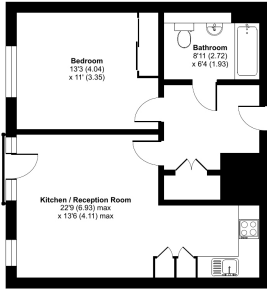
Council Tax: Band C, St Albans City & District Council. Priority is given to applicants living and/or working in this local authority.

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).



Barnes Wallis Way, Bricket Wood, St. Albans, AL2

Approximate Area = 570 sq ft / 53 sq m
For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) methodology. © Urbanmoves 2024. Produced for Urban Moves. REF: 1197915

DIMENSIONS

FIRST FLOOR

Entrance Hall

Reception

22' 9" max. x 13' 6" max. (6.93m x 4.11m)

Kitchen

included in reception measurement

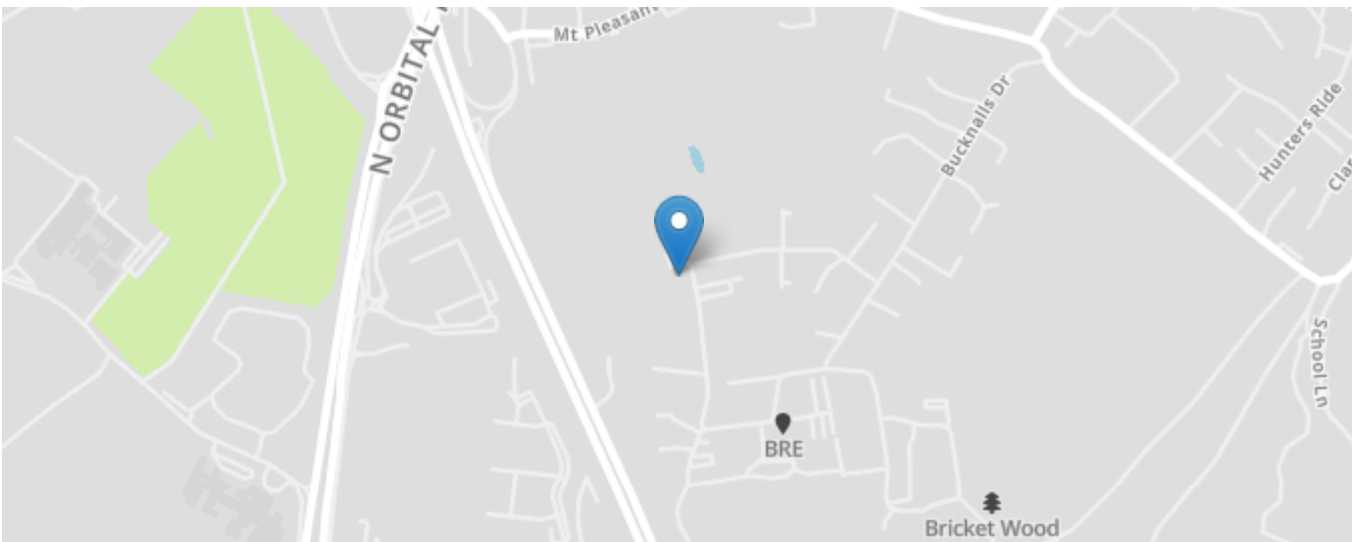
Bedroom

13' 3" x 11' 0" (4.04m x 3.35m)

Bathroom

8' 11" x 6' 4" (2.72m x 1.93m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	85	85
(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.