

£69,000 Shared Ownership

Fusion Court, Broadmeads, Ware, Hertfordshire SG12 9EJ



- Guideline Minimum Deposit £6,900
- Second Floor (building has a lift)
- Semi-Open-Plan Kitchen/Reception Room
- Parking Space and Communal Courtyard
- Guide Min Income Dual £25.6k | Single £31.9k
- Approx. 428 Sqft Gross Internal Area
- Modern Double Glazing and Gas Central Heating
- Minutes from Station/High Street

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 30% share. Full market value £230,000). A south/south-west-facing, second-floor flat close to Ware town centre. The smartly-presented property has a semi-open-plan kitchen/reception room and a bedroom with attractive wood panelling. There is a good-sized bathroom and a storage/utility cupboard in the entrance hall. Well insulated walls, modern double glazing and gas central heating make for a good energy-efficiency rating. The flat comes with use of a parking space and is also just minutes from the railway station which offers services between Hertford East and London Liverpool Street. Fusion Court has a neatly-tended communal courtyard and the picturesque River Lea is close by.

Housing Association: Clarion.

Tenure: Leasehold (125 years less 30 days from 01/01/2008).

Minimum Share: 30% (£69,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £359.82 per month (subject to annual review).

Service Charge: £195.40 per month (subject to annual review).

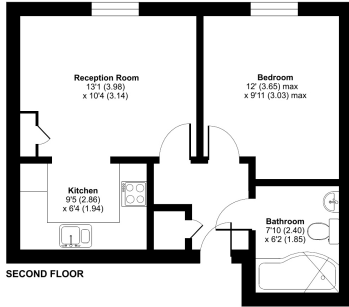
Guideline Minimum Income: Dual - £25,600 | Single - £31,900 (based on minimum share and 10% deposit).

Council Tax: Band C, East Hertfordshire 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).

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Approximate Area = 428 sq ft / 39.7 sq m
For identification only - Not to scale



ⓘ Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) (Residential). © Urban Moves 2024. Produced for Urban Moves. REF: 119835

DIMENSIONS

SECOND FLOOR

Entrance Hall

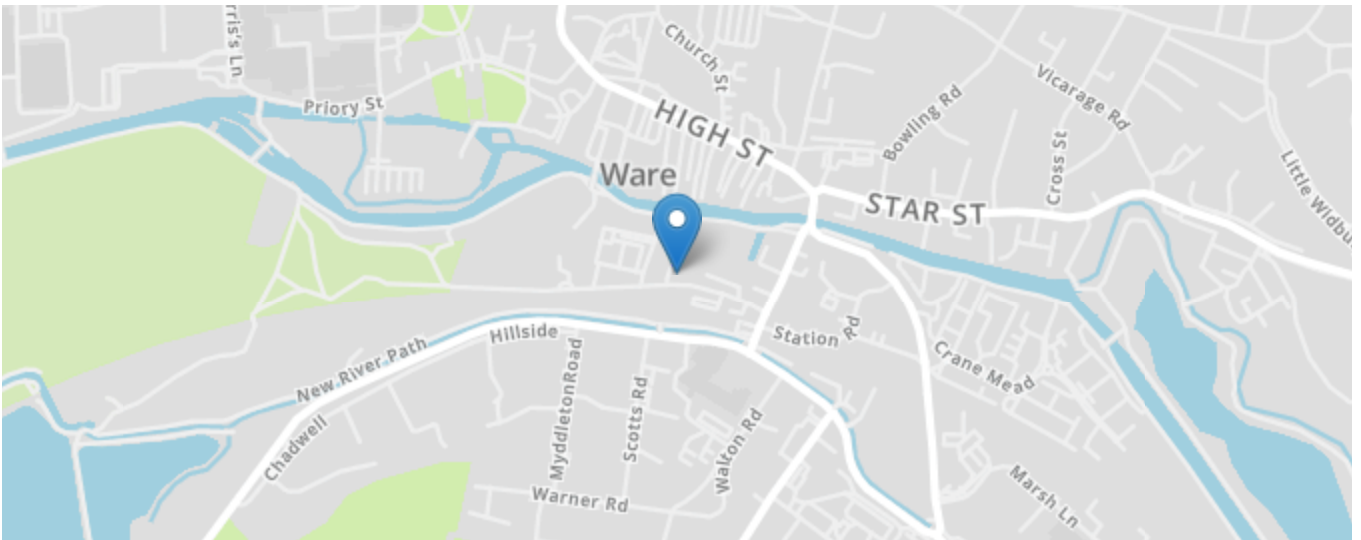
Reception Room
13' 1" x 10' 4" (3.99m x 3.15m)

Kitchen
9' 5" x 6' 4" (2.87m x 1.93m)

Bedroom
12' 0" max. x 9' 11" max. (3.66m x 3.02m)

Bathroom
7' 10" x 6' 2" (2.39m x 1.88m)

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