

£86,000 Shared Ownership

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



- Guideline Minimum Deposit £8,600
- Third Floor (building has a lift)
- Juliette Balcony
- Parking Space
- Guide Min Income Dual £31.7k | Single £38k
- Approx. 740 Sqft Gross Internal Area
- Communal Garden
- Minutes from Farnborough Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £215,000). This stylishly-presented apartment is on the third floor and has a dual-aspect reception room with east-facing Juliette balcony and a semi-open-plan kitchen. There are two spacious double bedrooms, a sleek, white-tiled bathroom and a pair of storage/utility cupboards have been provided in the entrance hallway. The block has been built to high energy-efficiency standards and features a communal heating and hot water system allied to modern double glazing and well insulated walls. Coombe Way is close to the town centre so there are supermarkets and numerous other shops in the local area. The property comes with use of an allocated parking space plus Farnborough 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 27/09/2007).

Minimum Share: 40% (£86,000). The housing association will expect that you will purchase the largest share affordable.

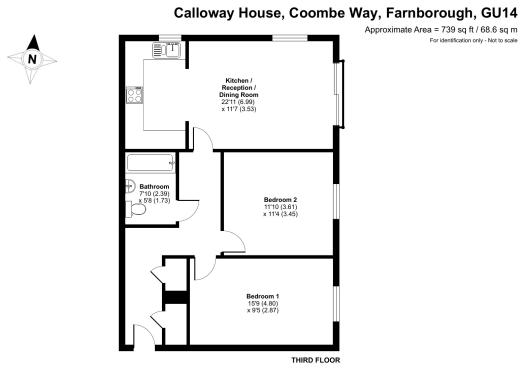
Shared Ownership Rent: £389.12 per month (subject to annual review).

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

Guideline Minimum Income: Dual - £31,700 | Single - £38,000 (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).



Please also produced in accordance with RICS Property Measurement 3rd Edition, incorporating International Property Measurement Standards (IPMS) Requirements. Produced for Urban Moves. REF: 122229 ©UrbanMoves 2024

DIMENSIONS

THIRD FLOOR

Entrance Hallway

Reception

22' 11" max. x 11' 7" (6.99m x 3.53m)

Kitchen

included in reception measurement

Bedroom 1

15' 9" x 9' 5" (4.80m x 2.87m)

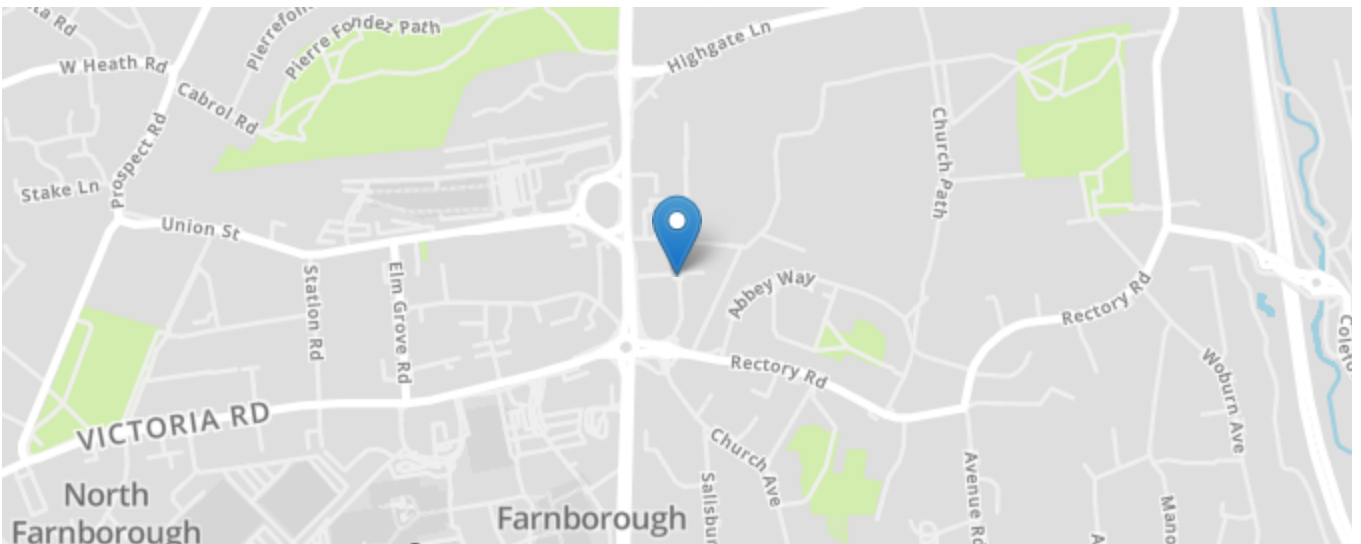
Bedroom 2

11' 10" x 11' 4" (3.61m x 3.45m)

Bathroom

7' 10" x 5' 8" (2.39m x 1.73m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	79
(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.