

£180,000 Shared Ownership

Barbel Close, Earley, Reading, Berkshire RG6 1AQ



- Guideline Minimum Deposit £18,000
- Two Storey, Three Bedroom, Mid Terrace House
- Bathroom plus Downstairs Cloakroom
- Rear Garden
- Guide Min Income Dual £56.7k | Single £65.2k
- Approx. 934 Sqft Gross Internal Area
- Modern Double Glazing and Gas Central Heating
- Two Parking Spaces

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 45% share. Full market value £400,000). A chance to buy a three-bedroom, shared-ownership family home. This mid-terrace property has a spacious kitchen with sleek, handle-less units, integrated appliances and breakfast bar. There is a ground-floor cloakroom and a good-sized reception/dining room which opens onto the rear garden. Upstairs, on the first floor, is a main bedroom with built-in wardrobe plus a generously-sized second double bedroom and a third bedroom ideal for a smaller child, guest or use as a home office. The bathroom features a large overhead and separate, hand-held shower. Well insulated walls and roof, modern double-glazed windows and gas central heating make for a good energy-efficiency rating. The house comes with parking for two cars and Reading town centre/railway station can also be easily reached via bus or brief bike ride. There is an Aldi supermarket and a large M&S Foodhall just a short walk from Barbel Close. Thames Valley Park is close by and Palmer Park Leisure Centre within easy reach. The local area also has a number of highly-rated schools.

Housing Association: A2Dominion.

Tenure: Leasehold (125 years from 19/05/2008).

Minimum Share: 45% (£180,000). The housing association will expect that you will purchase the largest share affordable.

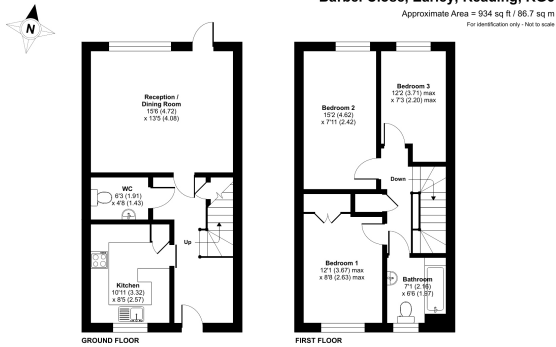
Shared Ownership Rent: £579.50 per month (subject to annual review).

Service Charge: £111.91 per month (subject to annual review).

Guideline Minimum Income: Dual - £56,700 | Single - £65,200 (based on minimum share and 10% deposit).

Council Tax: Band C, Wokingham 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.



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DIMENSIONS

GROUND FLOOR

Entrance Hallway

Kitchen

10' 11" x 8' 5" (3.33m x 2.57m)

Cloakroom

6' 3" x 4' 8" (1.91m x 1.42m)

Reception / Dining Room

15' 6" x 13' 5" (4.72m x 4.09m)

FIRST FLOOR

Bedroom 1

12' 1" max. x 8' 8" max. (3.68m x 2.64m)

Bedroom 2

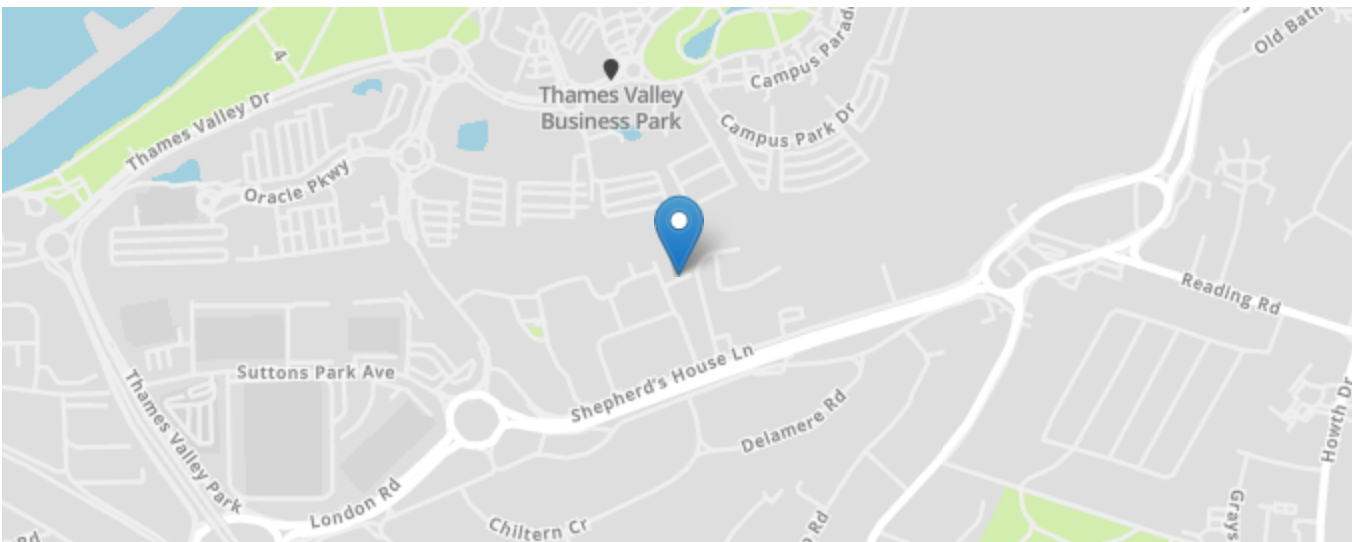
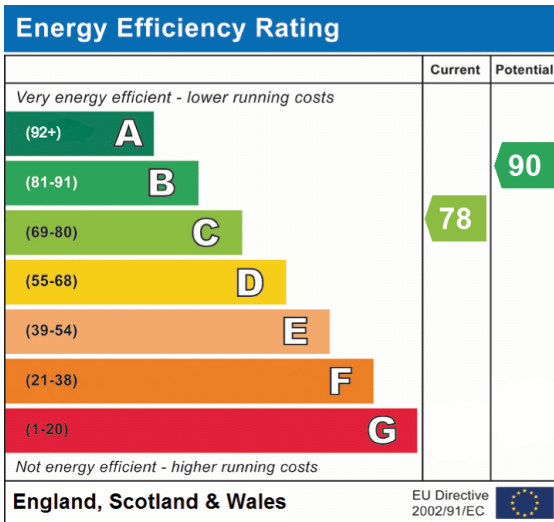
15' 2" x 7' 11" (4.62m x 2.41m)

Bedroom 3

12' 2" max. x 7' 3" max. (3.71m x 2.21m)

Bathroom

7' 1" x 6' 6" (2.16m x 1.98m)



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.