

£180,000 Shared Ownership

Emerald Avenue, Fleet, Hampshire GU51 5DG



- Guideline Minimum Deposit £18,000
- Two Storey, Two Bedroom, End of Terrace House
- Bathroom plus Downstairs Cloakroom
- South West Facing Rear Garden
- Guide Min Income Dual £55.5k | Single £63.8k
- Approx. 786 Sqft Gross Internal Area
- Very Good Energy-Efficiency Rating
- Two Parking Spaces

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 45% share. Full market value £400,000). This smartly-presented, end-of-terrace house has a conventional, modern layout - a stylish kitchen at the front, a ground-floor cloakroom and a spacious reception/dining room. Patio doors lead out to a south-west-facing garden which can also be accessed via the back gate. On the first floor there is a naturally-lit bathroom plus two generously-sized bedrooms. Well insulated walls, roof and floor, high performance glazing and gas central heating have resulted in a very good energy-efficiency rating. Ofsted list five schools (a secondary and four primaries) within a mile radius, all rated either 'Good' or 'Outstanding'. Hart Leisure Centre is just minutes away and Edenbrook Country Park within comfortable walking distance. The house comes with parking for two cars.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/09/2017).

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

Shared Ownership Rent: £590.65 per month (subject to annual review).

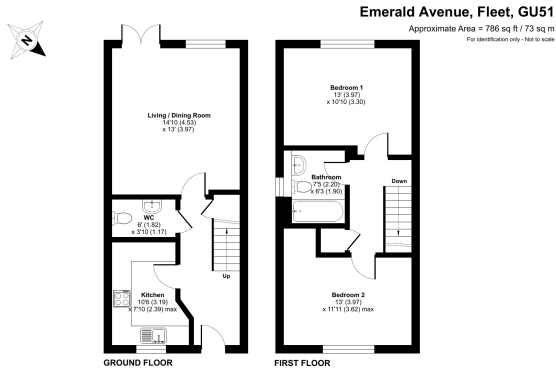
Service Charge: £71.36 per month (subject to annual review).

Ground Rent: £150.00 for the year.

Guideline Minimum Income: Dual - £55,500 | Single - £63,800 (based on minimum share and 10% deposit).

Council Tax: Band D, Hart 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.



1 Floor plan produced in accordance with BSIC Property Measurement (2018) Edition, incorporating International Property Measurement Standards (IPMS) Residential. © Urbanmoves 2020. Produced for Urbanmoves. 0201-122888

DIMENSIONS

GROUND FLOOR

Entrance Hallway

Kitchen

10' 6" x 7' 10" max. (3.20m x 2.39m)

Cloakroom

6' 0" x 3' 10" (1.83m x 1.17m)

Living / Dining Room

14' 10" x 13' 0" (4.52m x 3.96m)

FIRST FLOOR

Landing

Bedroom 1

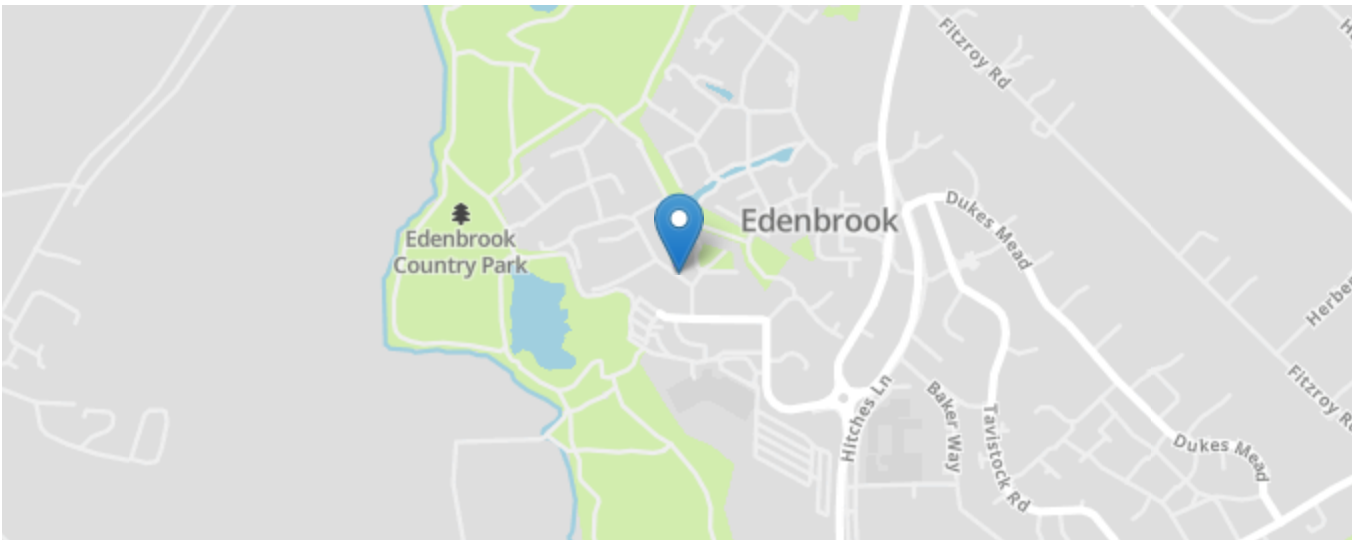
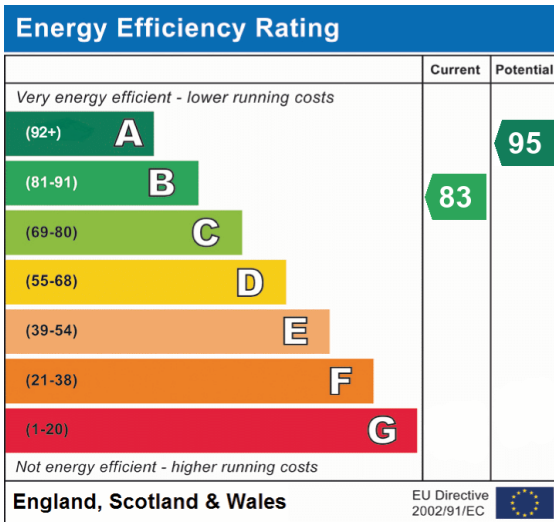
13' 0" x 10' 10" (3.96m x 3.30m)

Bathroom

7' 5" x 6' 3" (2.26m x 1.91m)

Bedroom 2

13' 0" x 11' 11" max. (3.96m x 3.63m)



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.