

£120,000 Shared Ownership

Starling Way, Fleet, Hampshire GU51 5DQ



- Guideline Minimum Deposit £12,000
- Two Storey, Two Bedroom, Mid Terrace House
- Bathroom plus Downstairs WC
- Rear Garden
- Guide Min Income Dual £48.5k | Single £55.5k
- Approx. 774 Sqft Gross Internal Area
- Very Good Energy-Efficiency Rating
- Two Parking Spaces

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 30% share. Full market value £400,000). A smartly-presented, mid-terrace house which has a kitchen with sleek, white units and a good-sized reception/dining room. Patio doors open onto the rear garden, which can also be accessed via the back gate and includes a timber shed. Upstairs, on the first floor of the house, are two spacious bedrooms with large windows. There is a simple, modern bathroom plus a ground-floor WC. The energy-efficiency rating is very good, thanks to well insulated walls, roof and floor, gas central heating and high performance glazing. Hart Leisure Centre offers excellent facilities and is just a few minutes walk away plus Edenbrook Country Park provides nature-rich outside space to enjoy. The local schools, primary and secondary, are all Ofsted-rated either 'Good' or 'Outstanding'. The property comes with parking for two cars.

Housing Association: Clarion.

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

Minimum Share: 30% (£120,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £762.40 per month (subject to annual review).

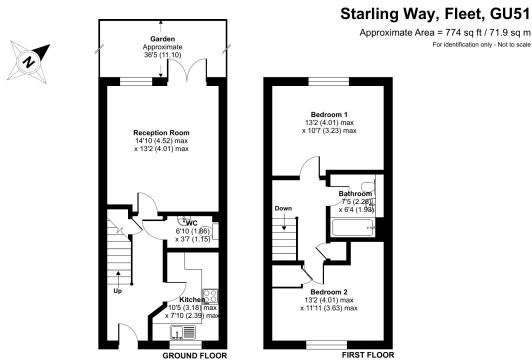
Service Charge: £71.36 per month (subject to annual review).

Ground Rent: £150.00 for the year.

Guideline Minimum Income: Dual - £48,500 | Single - £55,500 (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 RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) Residential. © Edenbrook 2022. Produced for Urban Moves. REF: 1268410

DIMENSIONS

GROUND FLOOR

Entrance Hall

Kitchen

10' 5" max. x 7' 10" max. (3.17m x 2.39m)

W.C.

6' 10" x 3' 7" (2.08m x 1.09m)

Reception Room

14' 10" max. x 13' 2" max. (4.52m x 4.01m)

Garden

extends approximately 36' 5" (11.10m)

FIRST FLOOR

Landing

Bedroom 1

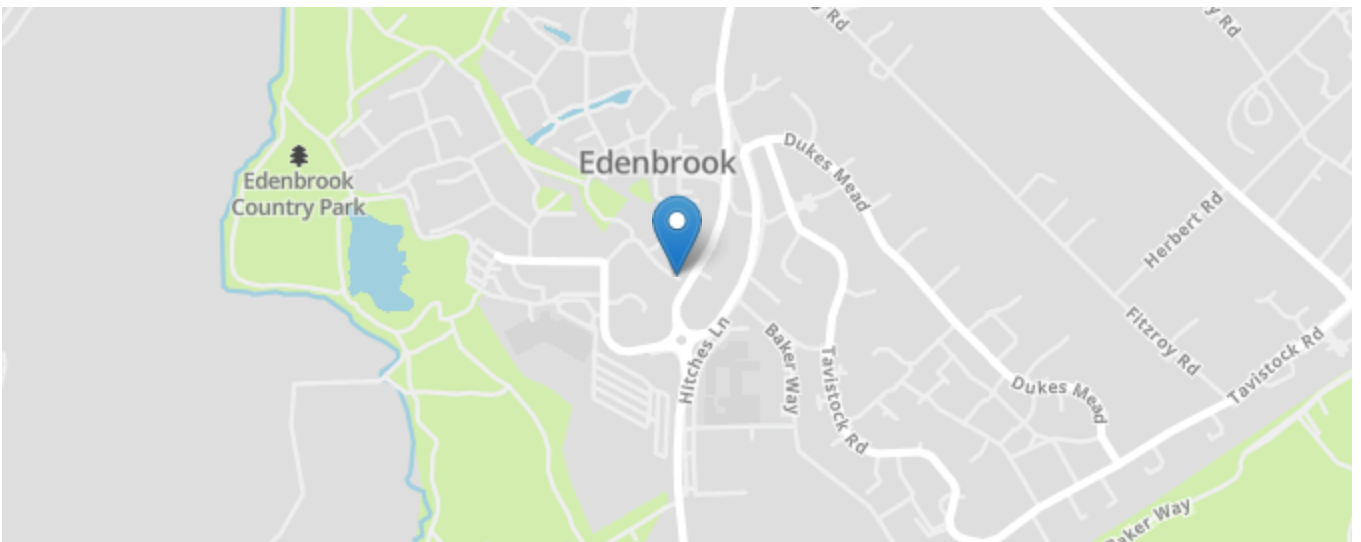
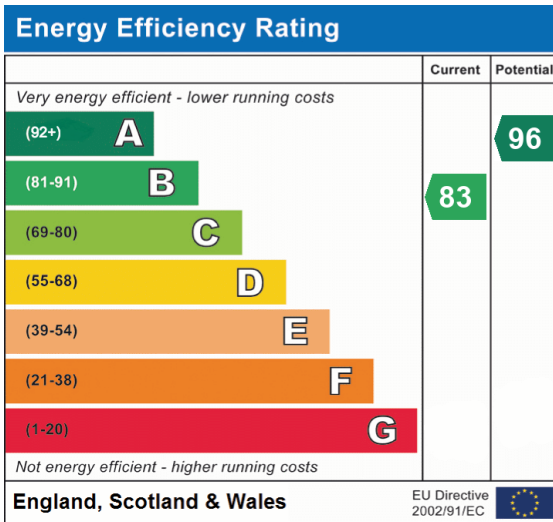
13' 2" max. x 10' 7" max. (4.01m x 3.23m)

Bathroom

7' 5" max. x 6' 4" max. (2.26m x 1.93m)

Bedroom 2

13' 2" max. x 11' 11" max. (4.01m 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.