

£86,000 Shared Ownership

Chequers Field, Welwyn Garden City AL7 4TX



- Guideline Minimum Deposit £8,600
- First Floor with Juliette Balcony
- Open Plan Kitchen/Reception Room
- Parking Space
- Guide Min Income Dual £25.1k | Single £28.1k
- Approx. 500 Sqft Gross Internal Area
- Very Good Energy-Efficiency Rating
- Town Centre/Station Within Easy Reach

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £215,000). This smartly-presented, first-floor flat has a twenty-three-foot, dual-aspect reception room with Juliette balcony at one end and an open-plan kitchen area at the other. There is a spacious bedroom with fitted wardrobe and a naturally-lit bathroom with mosaic detailing. Well insulated walls, modern double glazing and gas central heating make for a very good energy-efficiency rating. Nearby Stanborough Park provides beautiful outside space to enjoy and Welwyn Garden City Station and the town centre can be reached on foot, via local bus or by brief cycle ride. The flat comes with use of an allocated parking space.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/04/2007).

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

Shared Ownership Rent: £283.10 per month (subject to annual review).

Service Charge: £79.08 per month (subject to annual review).

Guideline Minimum Income: Dual £25,100 | Single £28,100 (based on minimum share and 10% deposit).

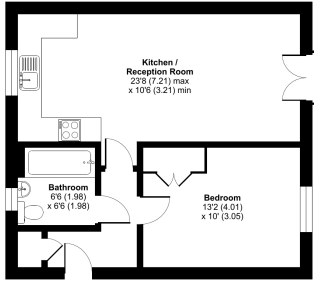
Council Tax: Band B, Welwyn Hatfield Borough Council. Priority is given to applicants living and/or working in this local authority.

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).

DIMENSIONS

Chequers Field, Welwyn Garden City, AL7

Approximate Area = 500 sq ft / 46.5 sq m
For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 3rd Edition, incorporating International Property Measurement Standards (IPMS) Residential. Produced for Urban Moves. REF: 12/2026

FIRST FLOOR

Entrance Hallway

Reception

23' 8" max. x 10' 6" min. (7.21m x 3.20m)

Kitchen


included in reception measurement

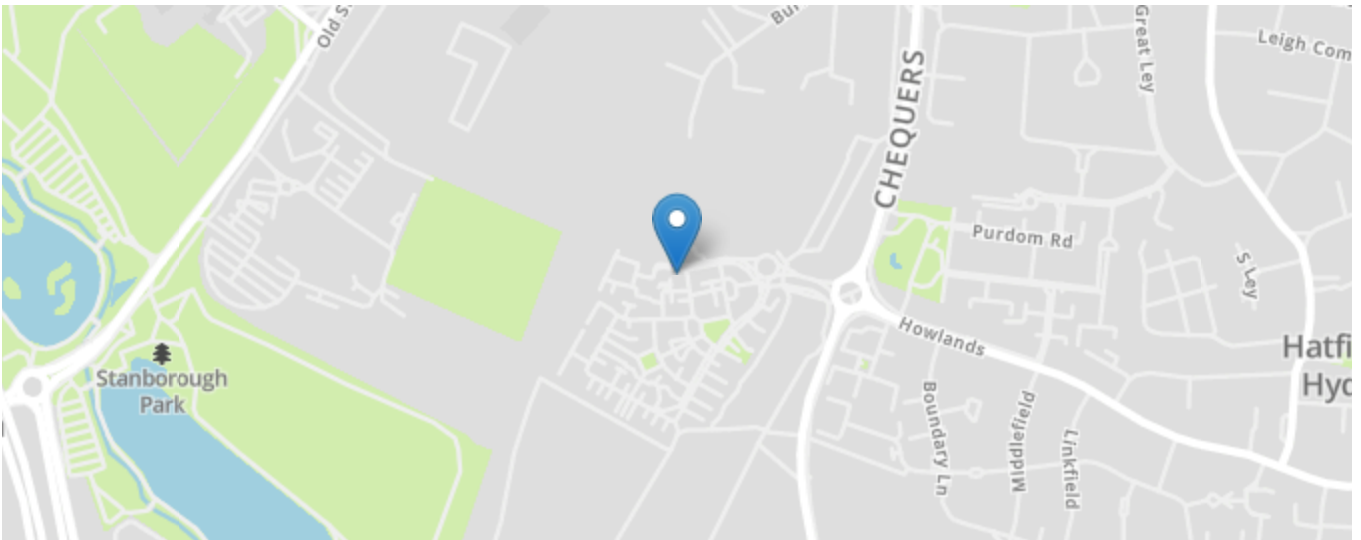
Bedroom

13' 2" x 10' 0" (4.01m x 3.05m)

Bathroom

6' 6" x 6' 6" (1.98m x 1.98m)

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