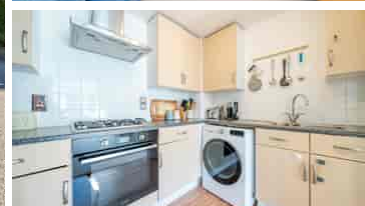


£86,000 Shared Ownership

Victoria Grove, Newbury, Berkshire RG14 7RA



- Guideline Minimum Deposit £8,600
- Second Floor
- South Facing with Bay Window
- Modern Double Glazing and Gas Central Heating
- Guide Min Income Dual £35.8k | Single £42.1k
- Approx. 675 Sqft Gross Internal Area
- Bathroom plus En-Suite Shower Room
- Parking Space

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £215,000). A second floor flat which is smartly-presented and appears to have been very well looked after by the current owners. The property is south facing and has a bay window to take advantage of the favourable aspect. The kitchen is semi-open-plan to the reception room, there is a main bedroom with en-suite shower room plus a good-sized second double bedroom and a family bathroom. Well insulated walls, modern double glazing and gas central heating make for a very good energy-efficiency rating. The flat comes with use of a parking space and the local roads provide access to both the M3 and M4. Newbury Railway Station is only a short walk away and the town centre is also within easy reach.

Housing Association: A2Dominion.

Tenure: Leasehold (125 years from 01/06/2004).

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

Shared Ownership Rent: £533.58 per month (subject to annual review).

Service Charge: £178.46 per month (subject to annual review).

Guideline Minimum Income: Dual - £35,800 | Single - £42,100 (based on minimum share and 10% deposit).

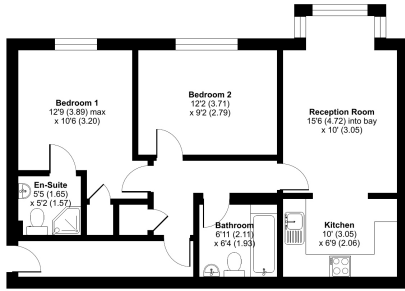
Council Tax: Band C, West Berkshire Council. Priority is given to applicants living and/or working in this local authority.

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).



Victoria Grove, Newbury, RG14

Approximate Area = 675 sq ft / 62.7 sq m
For identification only - Not to scale



Plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). Produced for Urban Moves. 3027 120424

DIMENSIONS

SECOND FLOOR

Entrance Hallway

Reception Room

15' 6" into bay x 10' 0" (4.72m x 3.05m)

Kitchen

10' 0" x 6' 9" (3.05m x 2.06m)

Bedroom 1

12' 9" max. x 10' 6" (3.89m x 3.20m)

En-Suite Shower Room

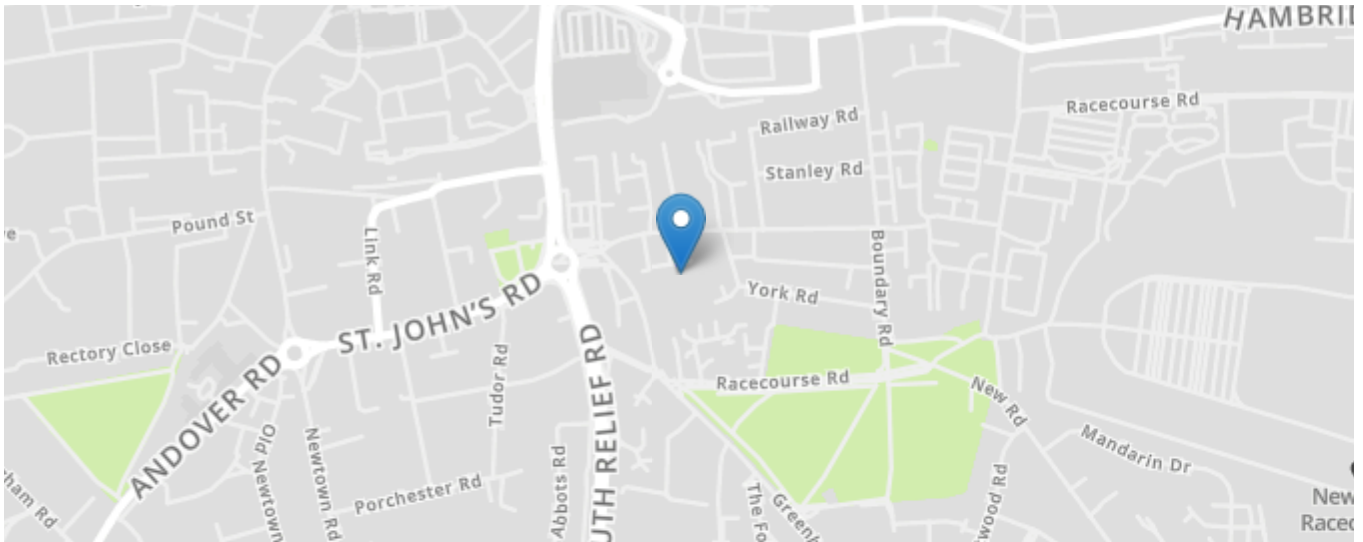
5' 5" x 5' 2" (1.65m x 1.57m)

Bedroom 2

12' 2" x 9' 2" (3.71m x 2.79m)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	82
(69-80) C		
(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.