

£195,000 Shared Ownership

Holme Close, Ash, Aldershot, Hampshire GU12 6GY



- Guideline Minimum Deposit £19,500
- Approx. 864 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Two Parking Spaces
- Two Storey, Two Bedroom, Semi Detached House
- Bathroom plus Downstairs WC
- Rear Garden
- Guide Min Income - Dual £53.4k Single £61.2k

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 50% share. Full market value £390,000). This recently-constructed and smartly-presented property has a WC just off the entrance hallway with most of the remainder of the ground floor devoted to a full-length, open-plan kitchen/reception room. The room features attractive flooring and patio doors that lead out to the forty-one-foot, west/southwest-facing rear garden. Upstairs, on the first floor of the house, is a spacious main bedroom plus a second good-sized double bedroom and a stylish bathroom. Well-insulated walls, roof and floor, high performance glazing and a modern gas central heating system all contribute towards a very good energy-efficiency rating. The house comes with two forecourt parking spaces and the local roads provide easy access to both the A3 and M3. Alternatively, Ash Railway Station is within comfortable walking distance and Aldershot Station, or any of the other amenities of the town centre, can be reached via brief cycle ride.

Housing Association: A2Dominion.

Tenure: Leasehold (125 years from 12/12/2022).

Minimum Share: 50% (£195,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £449.34 per month (subject to annual review).

Service Charge: £69.33 per month (subject to annual review).

Guideline Minimum Income: Dual - £53,400 | Single - £61,200 (based on minimum share and 10% deposit).

Council Tax: Band D, Guildford 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.

DIMENSIONS

GROUND FLOOR

Entrance Hallway

W.C.

Reception

31' 0" max. x 13' 11" max. (9.45m x 4.24m)

Kitchen

included in reception measurement

Garden

approximately 41' 4" (12.60m) plus side return

FIRST FLOOR

Landing

Bedroom 1

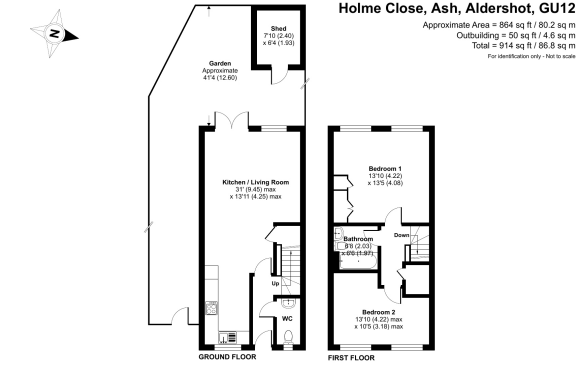
13' 10" max. x 13' 5" (4.22m x 4.09m)

Bathroom

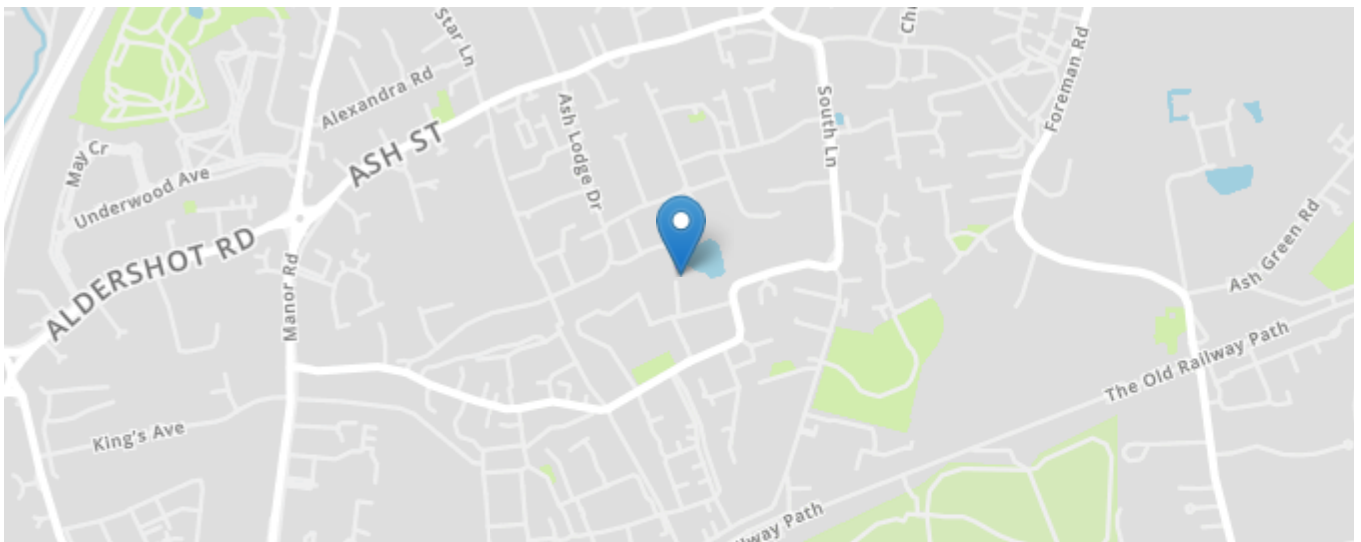
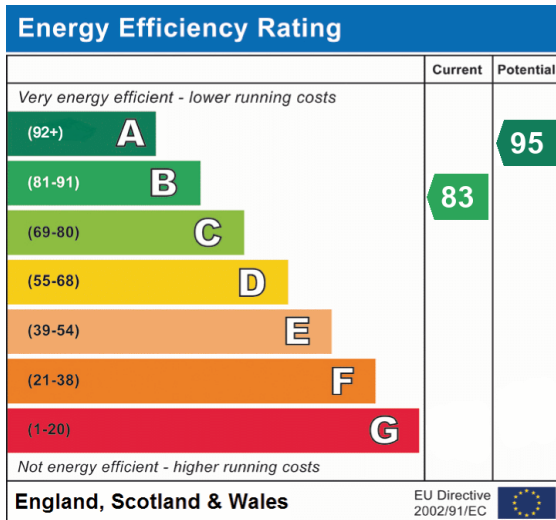
6' 8" max. x 6' 6" max. (2.03m x 1.98m)

Bedroom 2

13' 10" max. x 10' 5" max. (4.22m x 3.17m)



① Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
Incorporating Measuring Practice Measurement Standards (PMS2 Residential).
Produced by Urban Moves Ltd. 0207 1258000



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.