

£55,000 Shared Ownership

Parkhouse Court, Hatfield, Hertfordshire AL10 9RD



- Guideline Minimum Deposit £5,500
- Second Floor (building has a lift)
- Very Good Energy Efficiency Rating
- Parking Space
- Guide Min Income Dual £35.2k | Single £41.5k
- Approx. 693 Sqft Gross Internal Area
- Balcony
- Close to Shopping Centre and Other Amenities

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £220,000). This flat is on the second floor and has a good-sized reception room with a door that leads out onto a balcony overlooking Comet Square. There is a semi-open-plan kitchen, a spacious main bedroom plus a slightly smaller second double bedroom and a good-sized bathroom. At Parkhouse Court the heating and hot water is fed from a communal system which, along with the electricity and water costs, is paid for monthly in the same way as the service charge. The Galleria Shopping Centre is very close plus there are supermarkets and a wide variety of other stores and amenities nearby. The flat comes with use of a parking space.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/03/2006).

Minimum Share: 25% (£55,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £473.01 per month (subject to annual review).

Service Charge: £404.16 per month which includes a budgeted average cost of £150.82 per month for electricity, heating and hot water. Actually metered cost will vary with usage and all figures are subject to annual review.

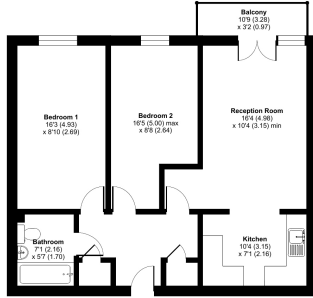
Guideline Minimum Income: Dual - £35,200 | Single - £41,500 (based on minimum share and 10% deposit).

Council Tax: Band C, 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).

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Approximate Area = 693 sq ft / 64.4 sq m
For identification only - Not to scale



SECOND FLOOR

① Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © Urbanmoves 2022. Produced for Urban Moves REF: 105839

DIMENSIONS

SECOND FLOOR

Entrance Hall

Reception Room
16' 4" x 10' 4" min. (4.98m x 3.15m)

Balcony
10' 9" x 3' 2" (3.28m x 0.97m)

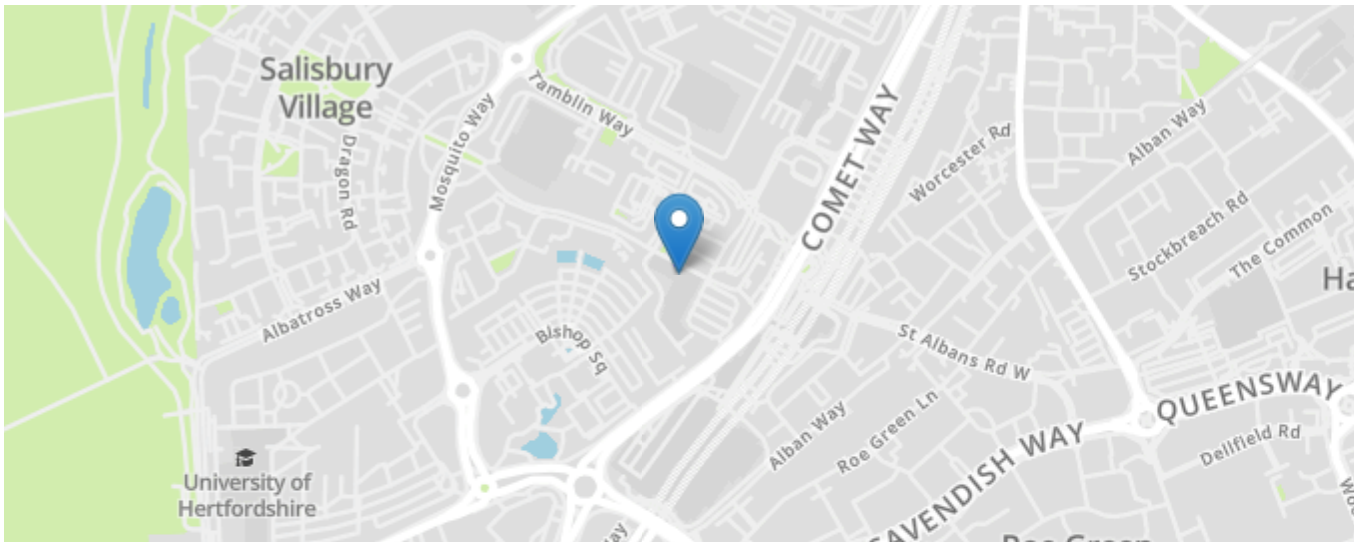
Kitchen
10' 4" x 7' 1" (3.15m x 2.16m)

Bedroom 1
16' 3" x 8' 10" (4.95m x 2.69m)

Bedroom 2
16' 5" max. x 8' 8" max. (5.00m x 2.64m)

Bathroom
7' 1" x 5' 7" (2.16m x 1.70m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	84	84
(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.