

## £46,250 Shared Ownership

Viridian Square, Aylesbury, Buckinghamshire HP21 7FY



- Guideline Minimum Deposit £4,625
- Third Floor (building has a lift)
- South West Facing with Juliette Balcony
- Communal Grounds and Cycle Store
- Guide Min Income Dual £22.2k | Single £23.7k
- Approx. 540 Sqft Gross Internal Area
- Parking Space
- Short Walk to Station/Town Centre

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £185,000). This well-proportioned and well-presented flat is on the third floor (building has a lift) and faces south west. The property has a spacious reception room with Juliette balcony and a semi-open-plan kitchen featuring sleek, grey units. There is a good-sized bedroom, a bathroom with decorative mosaic tiles and a built-in storage/utility cupboard has been provided in the entrance hallway. Modern insulation standards and double glazing make for a good energy-efficiency rating. Viridian Square has pleasant communal grounds, a cycle store and a car park which includes a space for this flat. Only a short walk away is Aylesbury town centre, with its mix of the charming historic architecture of Old Town and the more modern facilities around the High Street. Aylesbury Railway Station is also within easy reach.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 01/01/2008).

**Minimum Share:** 25% (£46,250). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £329.39 per month (subject to annual review).

**Service Charge:** £153.21 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £22,200 | Single - £23,700 (based on minimum share and 10% deposit).

**Council Tax:** Band B, Buckinghamshire 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

### THIRD FLOOR

#### Entrance Hallway

#### Reception Room

16' 0" max. x 13' 0" max. (4.88m x 3.96m)

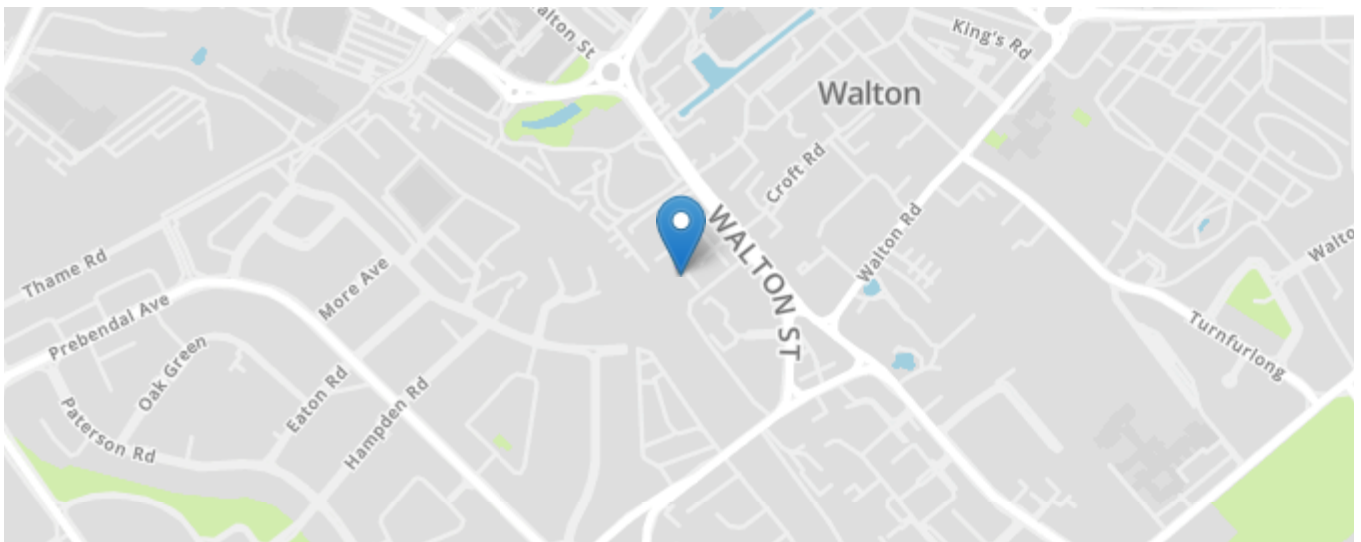
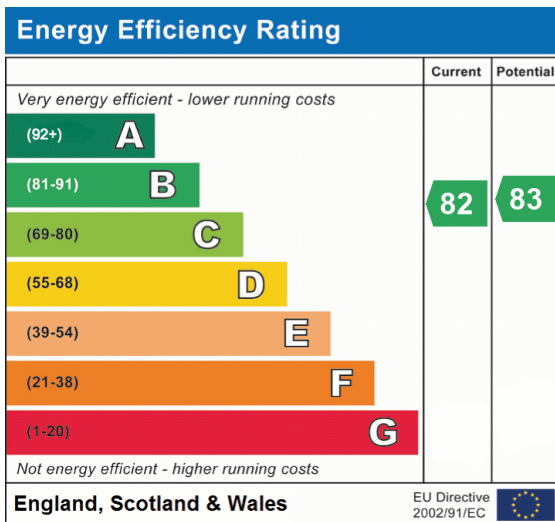
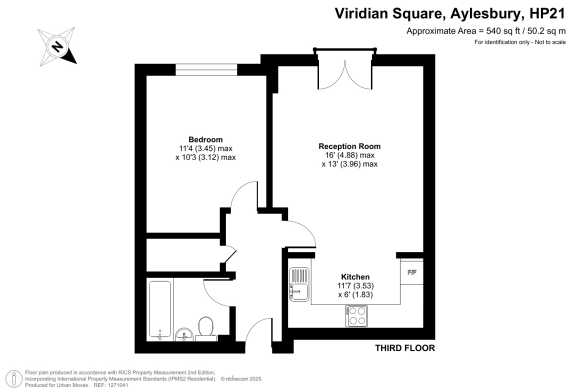
#### Kitchen

11' 7" x 6' 0" (3.53m x 1.83m)

#### Bedroom

11' 4" max. x 10' 3" max. (3.45m x 3.12m)

#### Bathroom



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.