

£120,750 Shared Ownership

Waddington House, 62 Barnes Wallis Way, Bricket Wood, St Albans AL2 3FL



- Guideline Minimum Deposit £12,075
- First Floor with Juliette Balcony
- Overlooks Communal Garden
- Communal Cycle Store
- Guide Min Income Dual £48.7k | Single £55.8k
- Approx. 667 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Two Parking Spaces

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £345,000). An attractive, first-floor flat which overlooks the communal rear garden. The property has a twenty-one-foot, dual-aspect reception room with Juliette balcony and a spacious, open-plan kitchen area featuring integrated appliances. The main bedroom includes a fitted, mirror-fronted wardrobe, there is a second, smaller, double bedroom, a simple, white-tiled bathroom and a storage/utility cupboard has been provided in the entrance hallway. Waddington House is a recent development and the insulation standards and high performance glazing combined with a modern gas central heating system make for a very good energy-efficiency rating. The flat comes with parking for two cars and the location allows convenient access to the North Orbital Road, the M1 and the M25. Alternatively, Bricket Wood Station is within comfortable walking distance or a brief cycle ride.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/10/2018).

Minimum Share: 35% (£120,750). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £660.07 per month (subject to annual review).

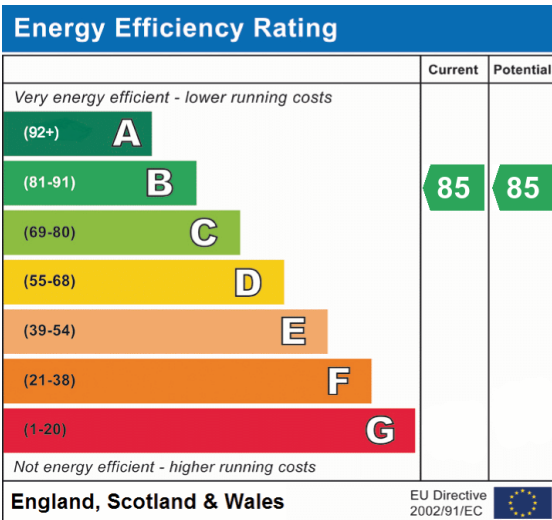
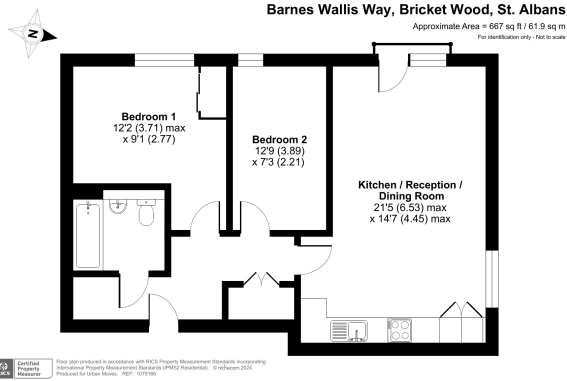
Service Charge: £174.16 per month (subject to annual review).

Ground Rent: £150.00 for the year.

Guideline Minimum Income: Dual - £48,700 | Single - £55,800 (based on minimum share and 10% deposit).

Council Tax: Band D, St Albans City & District 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).4



DIMENSIONS

FIRST FLOOR

Entrance Hallway

Reception

21' 5" max. x 14' 7" max. (6.53m x 4.45m)

Kitchen

included in reception measurement

Bedroom 1

12' 2" max. x 9' 1" (3.71m x 2.77m)

Bedroom 2

12' 9" x 7' 3" (3.89m x 2.21m)

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.