

£61,250 Shared Ownership

Canterville Place, Mount Lane, Bracknell, Berkshire RG12 9HL



- Guideline Minimum Deposit £6,125
- Top Floor (fourth, building has a lift)
- Very Good Energy Efficiency Rating
- Parking Space
- Guide Min Income Dual £27.8k | Single £32.2k
- Approx. 709 Sqft Gross Internal Area
- Large Terrace
- Minutes from Bracknell Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £245,000). This smartly-presented, two-bedroom apartment is on the top (fourth) floor and features a dual-aspect reception room with semi-open-plan kitchen. A door leads from the living area out onto a two-hundred-square-foot, west/south-west-facing terrace with tree-top view. There is a large main bedroom with built-in wardrobe plus a second good-sized double bedroom and a bathroom which has been significantly upgraded by the current owner. Well insulated walls and roof, modern double glazing and gas central heating make for a very good energy-efficiency rating. The property comes with use of an allocated parking space and is just minutes from Bracknell Station, for SWR services between Reading and London Waterloo. The town centre is also within easy walking distance.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/12/2008).

Minimum Share: 25% (£61,250). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £499.55 per month (subject to annual review).

Service Charge: £108.68 per month (subject to annual review).

Ground Rent: £200.00 for the year.

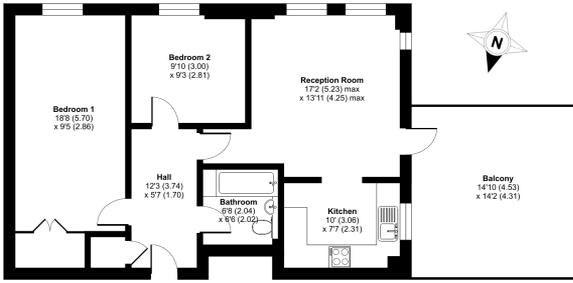
Guideline Minimum Income: Dual - £27,800 | Single - £32,200 (based on minimum share and 10% deposit).

Council Tax: Band C, Bracknell Forest 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).

Mount Lane, Bracknell, RG12

Approximate Area = 709 sq ft / 65.9 sq m
For identification only - Not to scale



FOURTH FLOOR
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © richroom 2015. Produced for Urban Moves. REF: 1294111

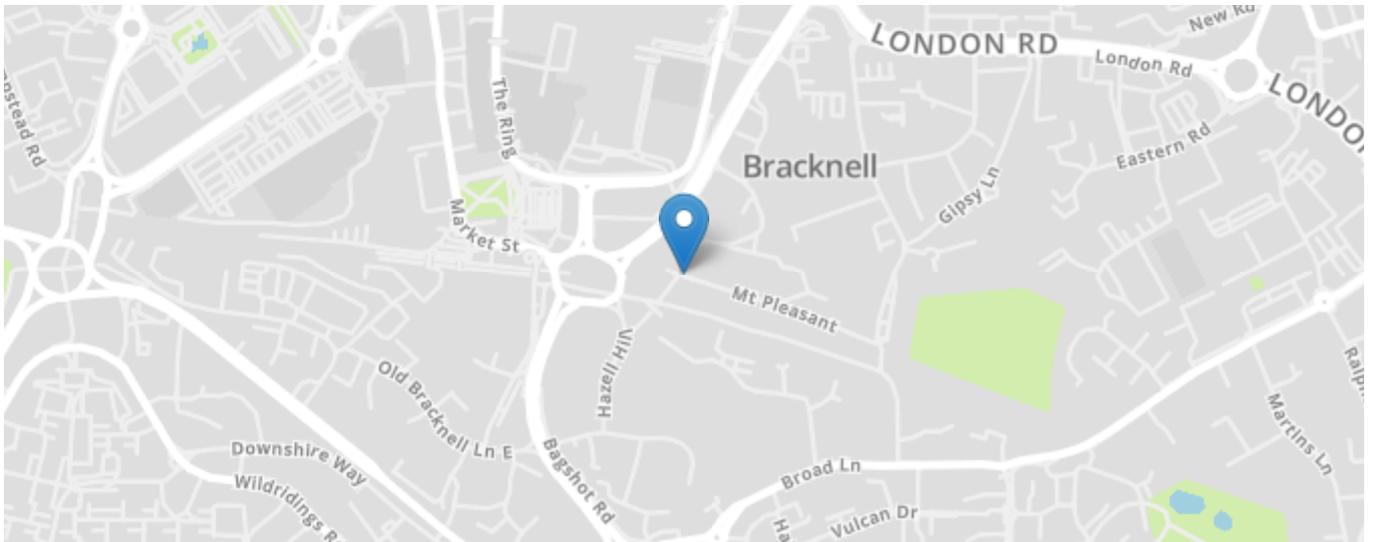
DIMENSIONS

FOURTH FLOOR

- Entrance Hall**
12' 3" x 5' 7" (3.74m x 1.70m)
- Reception Room**
17' 2" max. x 13' 11" max. (5.23m x 4.24m)
- Terrace**
14' 10" x 14' 2" (4.52m x 4.32m)
- Kitchen**
10' x 7' 7" (3.06m x 2.31m)
- Bedroom 1**
18' 8" x 9' 5" (5.69m x 2.87m)
- Bedroom 2**
9' 10" x 9' 3" (3.00m x 2.81m)
- Bathroom**
6' 8" x 6' 6" (2.03m x 1.98m)

Energy Efficiency Rating

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