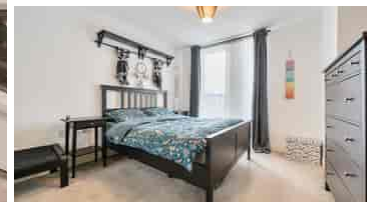


£133,000 Shared Ownership

Horizon Place, Studio Way, Borehamwood, Hertfordshire WD6 5FP



- Guideline Minimum Deposit £13,300
- Third Floor (building has a lift)
- Open Plan Kitchen/Reception Room
- South/South-West Facing Balcony
- Guide Min Income Dual £55.1k | Single £63.3k
- Approx. 766 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Secure Parking Space

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £380,000). A well-proportioned and smartly-presented apartment in this modern development. The property is on the third floor (building has a lift) and has twenty-four-foot reception room with open-plan kitchen featuring sleek, grey units, integrated appliances and a breakfast bar. Doors lead out onto a south/south-west-facing balcony. There is a spacious main bedroom, with built-in wardrobe, plus a good-sized second double bedroom and a stylish bathroom. A large storage/utility cupboard has been provided in the entrance hall and the energy-efficiency rating is very good, thanks to well insulated walls, high performance glazing and gas central heating. The apartment comes with use of an allocated space within the gated car park plus Elstree & Borehamwood Railway Station can be easily reached via bus or by brief cycle ride. The route to the station passes the nearby leisure centre along with a wide range of shops and other amenities.

Housing Association: Clarion.

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

Minimum Share: 35% (£133,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £753.50 per month (subject to annual review).

Service Charge: £170.15 per month (subject to annual review).

Ground Rent: £150.00 for the year.

Guideline Minimum Income: Dual - £55,100 | Single - £63,300 (based on minimum share and 10% deposit).

Council Tax: Band D, Hertsmere 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).

DIMENSIONS

THIRD FLOOR

Entrance Hall

Reception

24' 0" max. x 13' 8" max. (7.32m x 4.17m)

Kitchen

included in reception measurement

Balcony

Bedroom 1

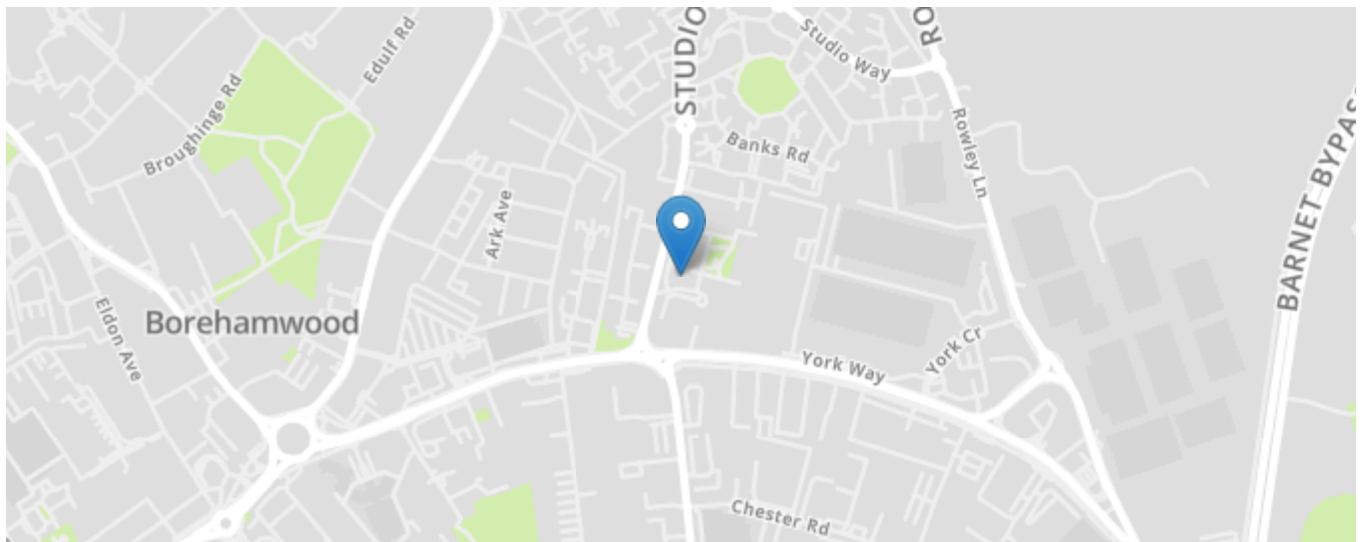
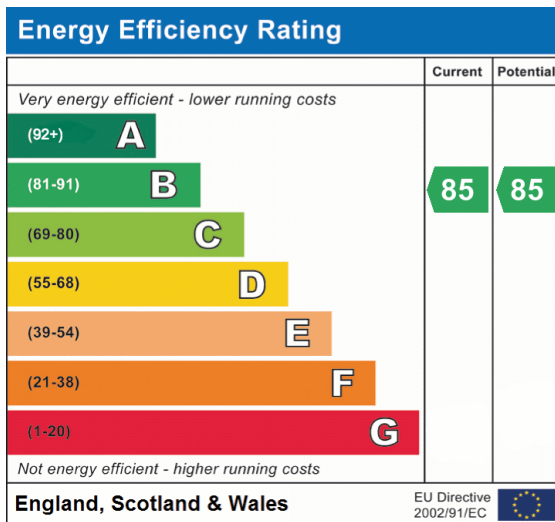
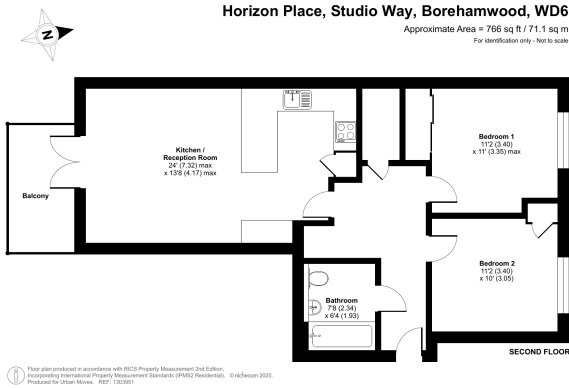
11' 2" x 11' 0" max. (3.40m x 3.35m)

Bedroom 2

11' 2" x 10' 0" (3.40m x 3.05m)

Bathroom

7' 8" max. x 6' 4" max. (2.34m x 1.93m)



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.