

## £107,500 Shared Ownership

Arbor House, Gaywood Drive, Newbury, Berkshire RG14 2PR



- Guideline Minimum Deposit £10,750
- Second (Top) Floor
- Modern Double Glazing and Gas Central Heating
- Town Centre Within Easy Reach
- Guide Min Income Dual £34.8k | Single £41.1k
- Approx. 683 Sqft Gross Internal Area
- Balcony and Allocated Parking Space
- No Onward Chain

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 50% share. Full market value £215,000). No onward chain. This two-bedroom flat is on the top (second) floor and features an approximately twenty-two-foot, semi-open-plan kitchen/reception. The room has windows on two sides plus a door which leads out onto a balcony overlooking the communal garden. The bedrooms are both comfortable doubles and there is a spacious, naturally-lit bathroom. Well insulated walls and roof, modern double glazing and gas central heating make for a good energy-efficiency rating. The flat comes with use of an allocated parking space and the centre of Newbury can also be reached via bus or brief cycle ride. The countryside surrounding Newbury is part of the North Wessex Downs area of outstanding natural beauty and is criss-crossed by the picturesque rivers Lambourn and Kennet. The region is also known for its top-class racecourse.

**Housing Association:** A2Dominion.

**Tenure:** Leasehold (125 years from 15/12/2006).

**Minimum Share:** 50% (£107,500). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £382.27 per month (subject to annual review).

**Service Charge:** £180.44 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £34,800 | Single - £41,100 (based on minimum share and 10% deposit).

**Council Tax:** Band C, West Berkshire 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

### SECOND FLOOR

#### Entrance Hallway

#### Reception

21' 11" max. x 14' 11" max. (6.68m x 4.55m)

#### Kitchen

included in reception measurement

#### Balcony

#### Bedroom 1

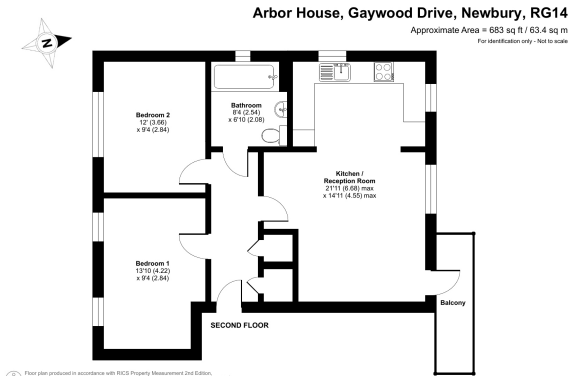
13' 10" max. x 9' 4" max. (4.22m x 2.84m)

#### Bedroom 2

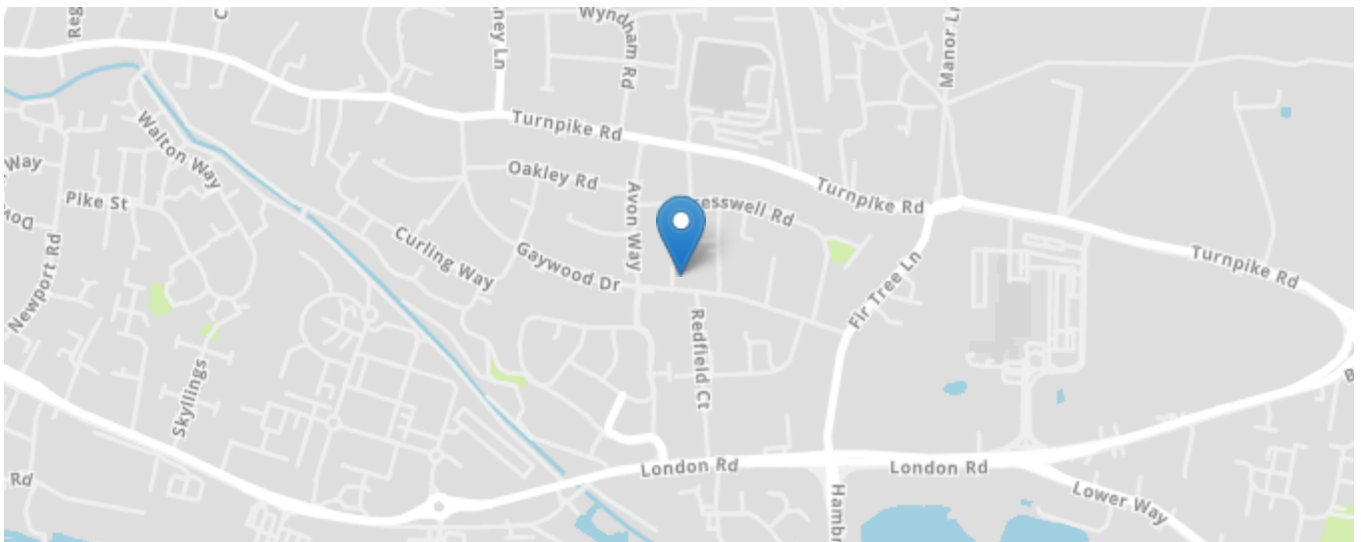
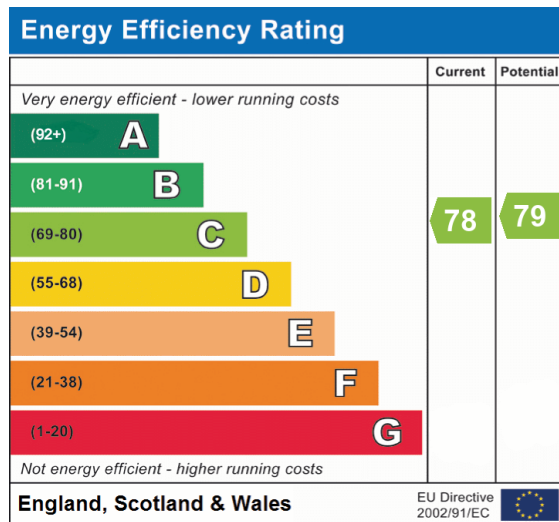
12' 0" x 9' 4" (3.66m x 2.84m)

#### Bathroom

8' 4" max. x 6' 10" max. (2.54m x 2.08m)



1 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) residential. Produced for Urban Moves, REF: 105852



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.