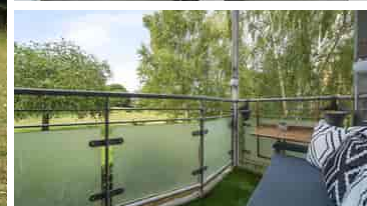


## £107,500 Shared Ownership

Nokeside, Stevenage, Hertfordshire SG2 8EY



- Guideline Minimum Deposit £10,750
- First Floor with Balcony
- Triple-Aspect Reception
- Overlooks Park
- Guide Min Income Dual £29.8k | Single £35.1k
- Approx. 650 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- On-Street Parking Available

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 50% share. Full market value £215,000). A smartly-presented flat on the first floor of this modern development. The property has a triple-aspect reception room with a balcony which provides a very pleasant rear-facing view. The bedrooms are both doubles and share the same, favourable, aspect. There is a good-sized kitchen and a sleek bathroom. Both rooms are naturally lit. Well insulated walls, double glazing and gas central heating make for a very good energy-efficiency rating. Stevenage town centre and railway station can be easily reached via bus or bike. There are also on-street parking spaces available throughout the development.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 11/09/2008)

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

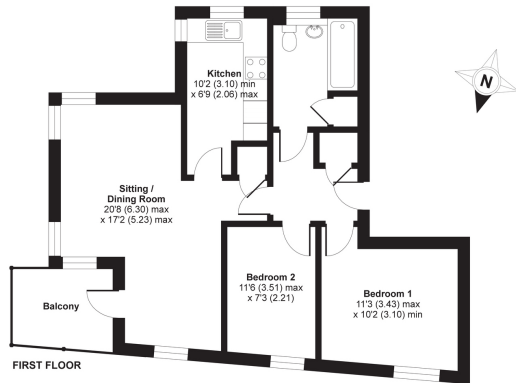
**Shared Ownership Rent:** £274.23 per month (subject to annual review).

**Service Charge:** £138.71 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £29,800 | Single - £35,100 (based on minimum share and 10% deposit).

**Council Tax:** Band C, Stevenage 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

### FIRST FLOOR

#### Entrance Hall

#### Sitting/Dining Room

20' 8" max. x 17' 2" max. (6.30m x 5.23m)

#### Balcony

#### Kitchen

10' 2" min. x 6' 9" max. (3.10m x 2.06m)

#### Bedroom 1

11' 3" max. x 10' 2" min. (3.43m x 3.10m)

#### Bedroom 2

11' 6" max. x 7' 3" (3.51m x 2.21m)

#### Bathroom

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	81	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.