

## £52,500 Shared Ownership

Viridian Square, Aylesbury, Buckinghamshire HP21 7FX



- Guideline Minimum Deposit £5,250
- Third Floor (building has a lift)
- Bathroom plus En-Suite Shower Room
- Secure Underground Parking Space
- Guide Min Income Dual £25.6k | Single £28.9k
- Approx. 680 Sqft Gross Internal Area
- Communal Grounds and Cycle Store
- Short Walk to Station/Town Centre

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £210,000). A smartly-presented, two-bedroom flat on the third floor (building has a lift). The property has a dual-aspect reception/dining room with Juliette balcony and a good-sized, semi-open-plan kitchen. There is a spacious main bedroom with en-suite shower room plus a second, smaller, bedroom and a bathroom featuring a mix of large-format white tiles and mosaic detailing. Well insulated walls and modern double glazing make for a good energy-efficiency rating. Viridian Square has pleasant communal grounds and is only a short walk from the town centre with its mix of the charming historic architecture of Old Town and the more modern facilities around the High Street. Aylesbury Railway Station is close by plus the flat comes with use of an allocated space within the gated, underground car park.

**Housing Association:** Clarion.

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

**Minimum Share:** 25% (£52,500). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £420.77 per month (subject to annual review).

**Service Charge:** £155.30 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £25,600 | Single - £28,900 (based on minimum share and 10% deposit).

**Council Tax:** Band C, Buckinghamshire 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

#### Bedroom 1

14' 5" min. x 8' 5" (4.39m x 2.56m)

#### En-Suite Shower Room

7' 7" max. x 4' 9" max. (2.31m x 1.44m)

#### Bathroom

7' 2" x 6' 0" (2.19m x 1.84m)

#### Bedroom 2

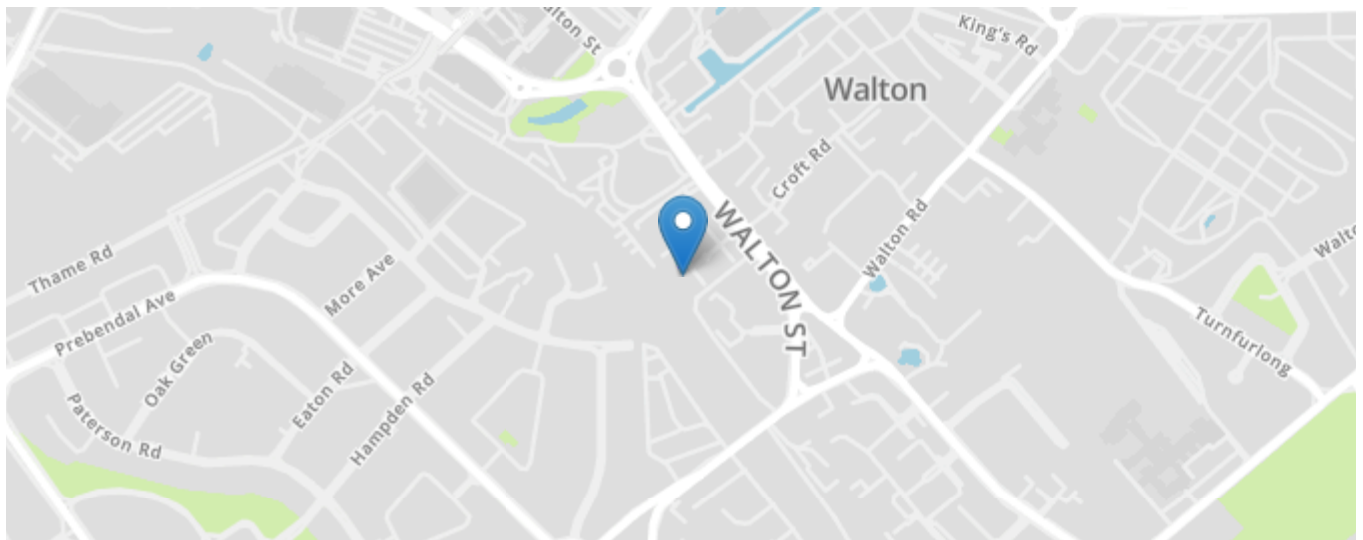
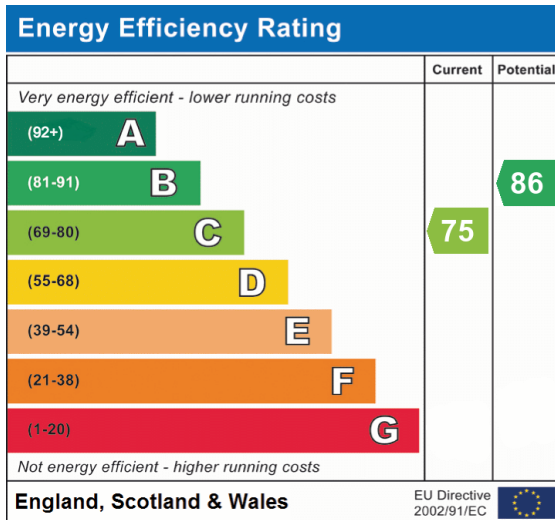
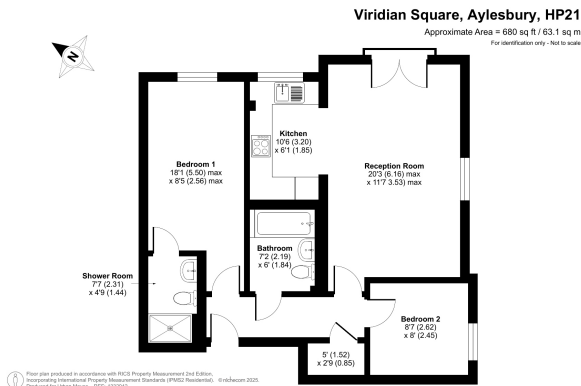
8' 7" x 8' 0" (2.62m x 2.45m)

#### Reception Room

18' 3" min. x 11' 7" (5.56m x 3.53m)

#### Kitchen

10' 6" x 6' 1" (3.20m x 1.85m)



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.