

## £94,500 Shared Ownership

Hawthorn Avenue, East Anton, Andover, Hampshire SP11 6YU



- Guideline Minimum Deposit £9,450
- Two Storey, Two Bedroom, Mid Terrace House
- Bathroom plus Downstairs WC
- East/South East Facing Rear Garden
- Guide Min Income Dual £29.2k | Single £34.2k
- Approx. 852 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Two Parking Spaces

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £270,000). This well-presented, mid-terrace house has a conventional, modern layout with a sleek and attractive kitchen at the front, a spacious ground-floor cloakroom and, at the rear, a reception room which opens onto an east/south-east-facing garden. On the first floor are two generously-sized bedrooms and a family bathroom. Well insulated walls, roof and floor, high performance glazing and gas central heating make for a very good energy-efficiency rating. The property comes with the use of two parking spaces and the town centre can also be reached by bus or bike. Nearby Diamond Wood Nature Reserve, though still a work in progress, offers pleasant outside space to enjoy.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 01/08/2018). Freehold transferred on 100% ownership.

**Minimum Share:** 35% (£94,500). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £423.95 per month (subject to annual review).

**Service Charge:** £43.08 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £29,200 | Single - £34,200 (based on minimum share and 10% deposit).

**Council Tax:** Band C, Test Valley 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.

## DIMENSIONS

### GROUND FLOOR

#### Entrance Hall

#### Kitchen

10' 6" x 8' 5" (3.21m x 2.56m)

#### W.C.

#### Living Room

15' 6" x 11' 6" (4.73m x 3.51m)

### FIRST FLOOR

#### Landing

#### Bedroom 1

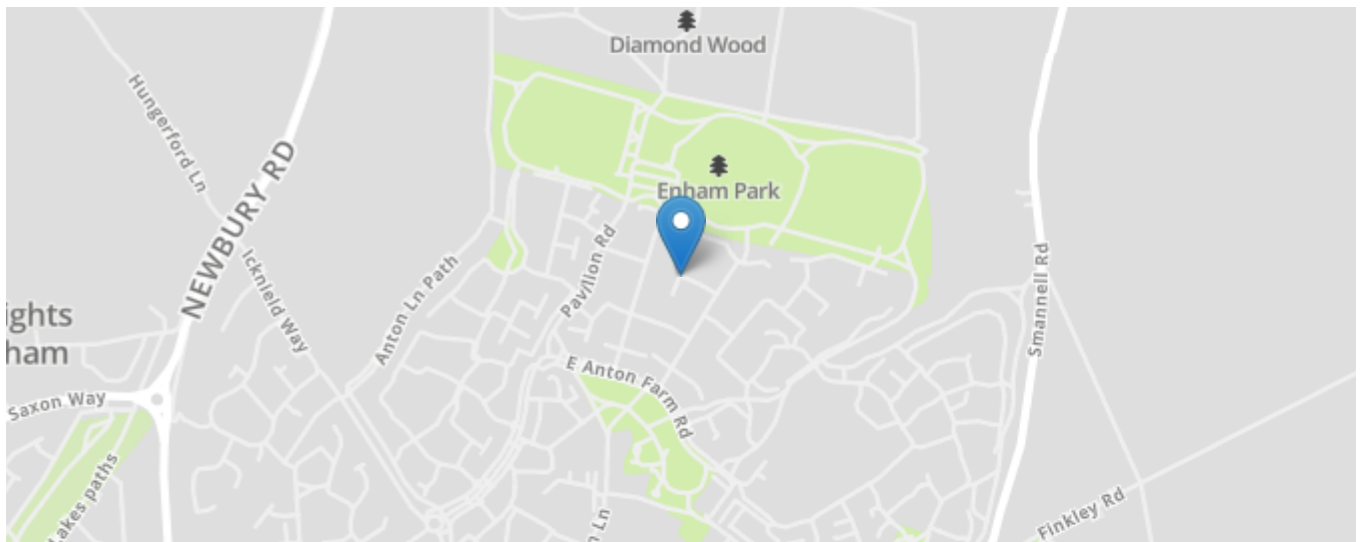
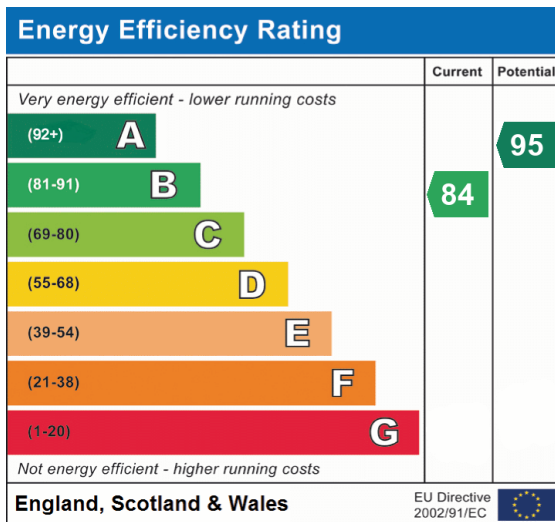
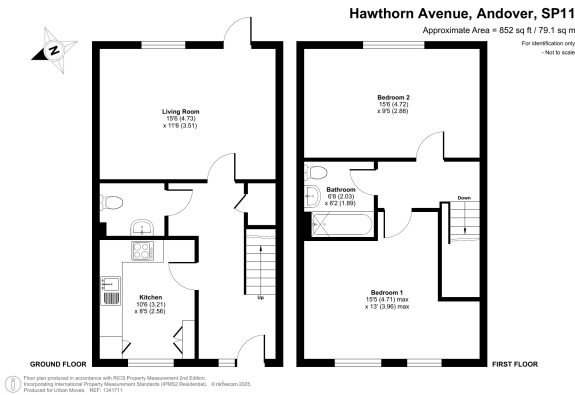
15' 5" max. x 13' 0" max. (4.71m x 3.96m)

#### Bathroom

6' 8" max. x 6' 2" max. (2.03m x 1.89m)

#### Bedroom 2

15' 6" x 9' 5" (4.72m x 2.88m)



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.