

£137,500 Shared Ownership

Waddington House, 62 Barnes Wallis Way, Bricket Wood, Hertfordshire AL2 3FL



- Guideline Minimum Deposit £13,750
- Second (Top) Floor
- Very Good Energy Efficiency Rating
- Communal Garden
- Guide Min Income Dual £43.7k | Single £49.9k
- Approx. 556 Sqft Gross Internal Area
- Parking Space
- Walking Distance to Bricket Wood Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 50% share. Full market value £275,000). A well-presented and well-proportioned flat on the top (second) floor. The property is west/south-west-facing and has a Juliette balcony which provides a very pleasant view of the large communal rear garden. The reception room is semi-open-plan to a smart modern kitchen with integrated appliances and induction hob. There is a bedroom with fitted, mirror-fronted wardrobe, a spacious bathroom and a hallway storage/utility cupboard. Waddington House is a modern development and the insulation standards, high performance glazing and gas central heating system make for a very good energy-efficiency rating. The flat comes with use of an allocated parking space and the location allows convenient access to the North Orbital Road, the M1 and the M25. Alternatively, Bricket Wood Railway Station is within comfortable walking distance or a brief cycle ride.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/10/2018).

Minimum Share: 50% (£137,500). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £419.46 per month (subject to annual review).

Service Charge: £162.93 per month (subject to annual review).

Ground Rent: £100.00 for the year.

Guideline Minimum Income: Dual - £43,700 | Single - £49,900 (based on minimum share and 10% deposit).

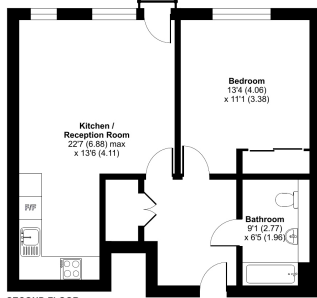
Council Tax: Band C, St Albans City & District Council. Priority is given to applicants living and/or working in this local authority.

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).



Barnes Wallis Way, Bricket Wood, St. Albans, AL2

Approximate Area = 556 sq ft / 51.7 sq m
For identification only - Not to scale



SECOND FLOOR

Plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) (December 2015). Produced for Urban Moves. REF: 120366

DIMENSIONS

SECOND FLOOR

Entrance Hall

Reception

22' 7" max. x 13' 6" max. (6.88m x 4.11m)

Kitchen

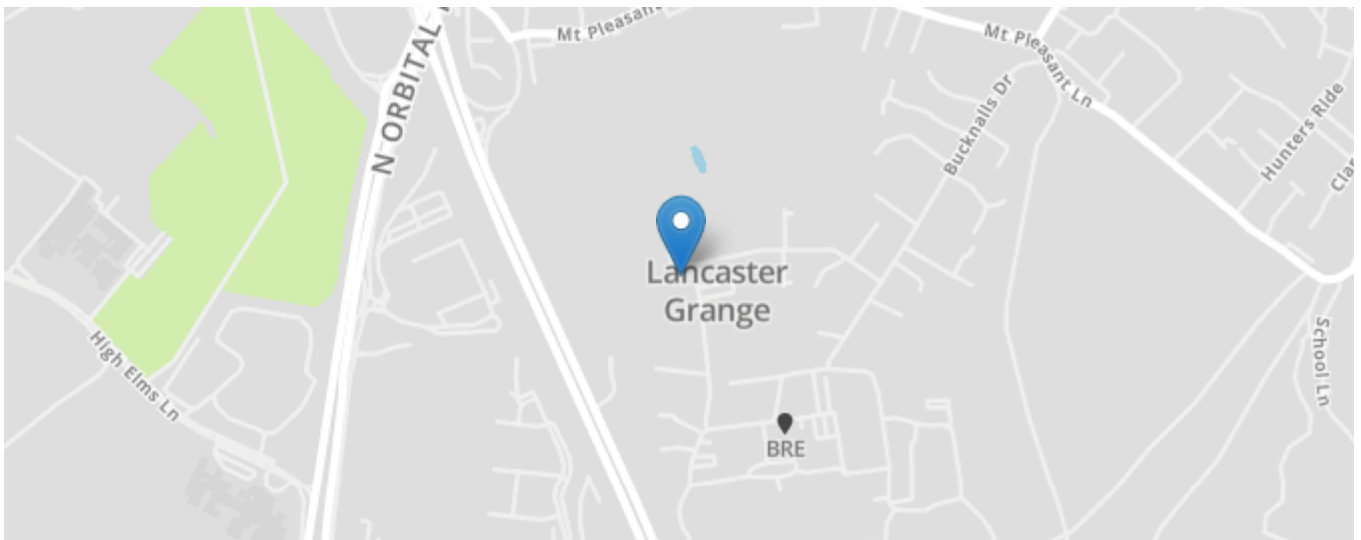
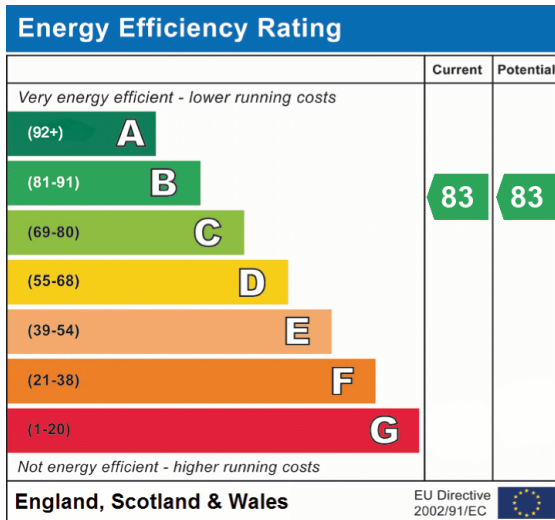
included in reception measurement

Bedroom

13' 4" x 11' 1" (4.06m x 3.38m)

Bathroom

9' 1" max. x 6' 5" max. (2.77m x 1.96m)



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.