

## £67,500 Shared Ownership

Angora Road, Andover, Hampshire SP11 6ZU



- Guideline Minimum Deposit £6,750
- First Floor with Private Ground Floor Entrance
- Open Plan Kitchen/Reception Room
- South East Facing Balcony
- Guide Min Income Dual £24.5k | Single £27.3k
- Approx. 758 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Two Carport Parking Spaces

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 30% share. Full market value £225,000). Access to this detached and recently-constructed property is via a private, ground-floor entrance with stairs leading up to a naturally-lit hallway. There is a spacious reception room with attractive, open-plan kitchen area and a glass-sided, south-east-facing balcony. The bedrooms are both generously-sized doubles, the bathroom is sleek and modern and a fitted storage/utility cupboard has been provided. Well insulated walls, roof and floor, high performance glazing and gas central heating all contribute towards a very good energy-efficiency rating. Two of the car-port spaces are demised to this property and Andover town centre is only a short drive away or can alternatively be reached via local bus or by brief cycle ride. The A303, that skirts the southern edge of the town, also allows for easy travel further afield and the surrounding area is famous for its picturesque countryside, ancient sites and other places of interest.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 14/04/2022).

**Minimum Share:** 30% (£67,500). The housing association will expect that you will purchase the largest share affordable.

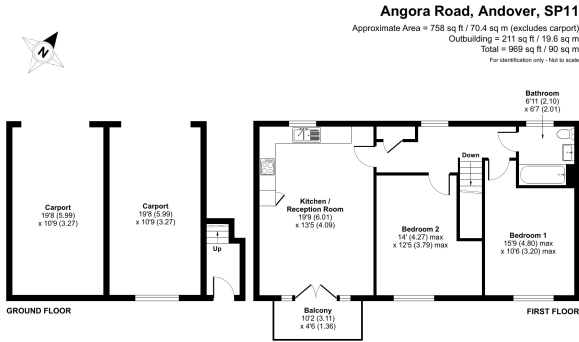
**Shared Ownership Rent:** £416.65 per month (subject to annual review).

**Service Charge:** £32.10 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £24,500 | Single - £27,300 (based on minimum share and 10% deposit).

**Council Tax:** Band B, 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.



① Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPMS Registered). © Urban Moves Ltd. 13/01/2020

## Energy Efficiency Rating

|   | Current                 | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         | 95        |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 82                      |           |
| (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 |                         |           |
| <b>England, Scotland &amp; Wales</b>        | EU Directive 2002/91/EC |           |

## DIMENSIONS

### GROUND FLOOR

#### Entrance Hall

stairs leading up to:

#### Upper Hall

#### Reception

19' 9" x 13' 5" (6.01m x 4.09m)

#### Kitchen

included in reception measurement

#### Balcony

10' 2" x 4' 6" (3.11m x 1.36m)

#### Bedroom 2

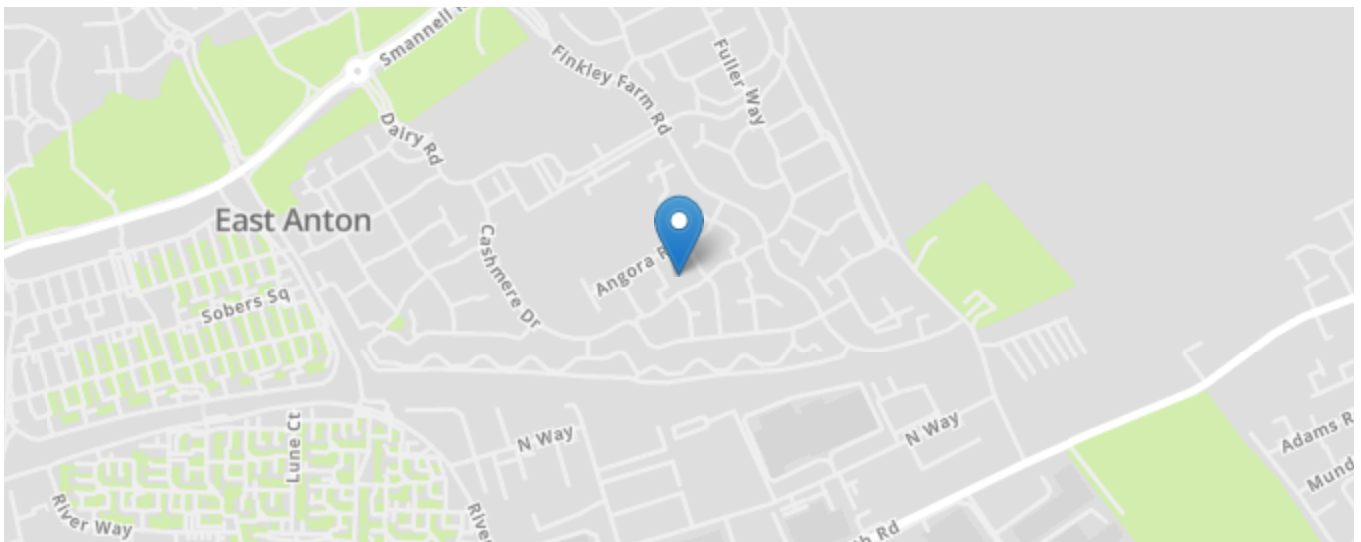
14' 0" max. x 12' 5" max. (4.27m x 3.78m)

#### Bedroom 1

15' 9" max. x 10' 6" max. (4.80m x 3.20m)

#### Bathroom

6' 11" x 6' 7" (2.10m x 2.01m)



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.