

## £100,000 Shared Ownership

Emerald Avenue, Fleet, Hampshire GU51 5DG



- Guideline Minimum Deposit £10,000
- Two Storey, Two Bedroom, Mid Terrace House
- Bathroom plus Downstairs WC
- South West Facing Rear Garden
- Guide Min Income Dual £45.7k | Single £52.2k
- Approx. 784 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Two Parking Spaces

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 25% share. Full market value £400,000). A modern, mid-terrace property which has an attractive kitchen at the front, a central cloakroom/WC and a spacious reception/dining room. Double doors open onto a south-west-facing rear garden with patio, lawn and timber shed. On the first floor of the house are two generously-sized bedrooms and a family bathroom. Well insulated walls, roof and floor, high performance glazing and gas central heating all contribute towards a very good energy-efficiency rating. The local schools are all Ofsted-rated either 'Good' or 'Outstanding', Hart Leisure Centre is just minutes away, Calthorpe Park and Edenbrook nature reserve are nearby and the supermarkets, shopping mall and other stores/amenities of Fleet town centre within easy reach. The house comes with parking for two cars.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 01/09/2017).

**Minimum Share:** 25% (£100,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £807.48 per month (subject to annual review).

**Service Charge:** £71.66 per month (subject to annual review).

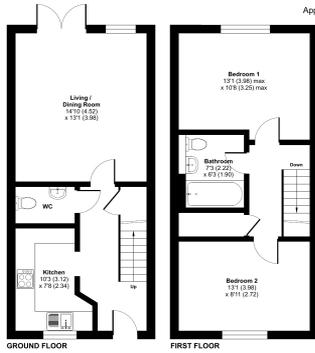
**Guideline Minimum Income:** Dual - £45,700 | Single - £52,200 (based on minimum share and 10% deposit).

**Council Tax:** Band D, Hart 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.



**Emerald Avenue, Fleet, GU51**  
Approximate Area = 776 sq ft / 72 sq m  
For identification only - Not to scale



Plan (not) produced in accordance with RICS Property Measurement (2nd Edition) (2018) and/or RICS Property Measurement Standards (RICS 2018). Produced for Urban Moves. REF: 1030016

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(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

#### Kitchen

10' 6" max. x 7' 11" max. (3.20m x 2.41m)

#### W.C.

#### Reception Room

14' 11" max. x 13' max. (4.55m x 3.96m)

### FIRST FLOOR

#### Landing

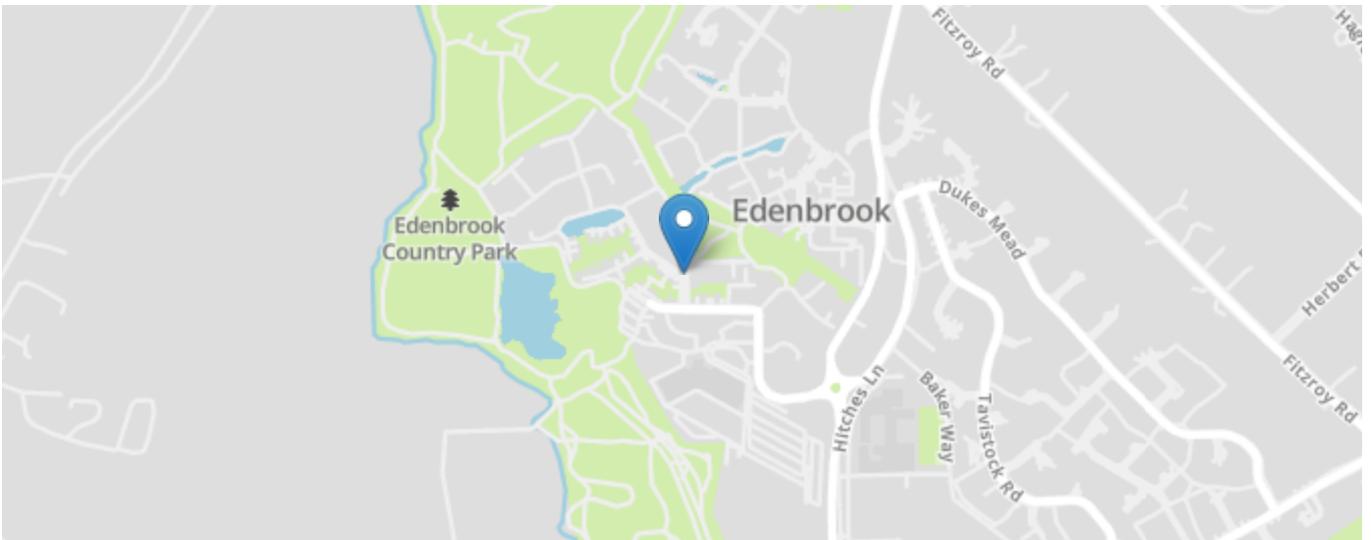
#### Bedroom 1

13' max. x 10' 8" max. (3.96m x 3.25m)

#### Bathroom

#### Bedroom 2

13' max. x 11' 11" max. (3.96m x 3.63m)



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.