

£141,000 Shared Ownership

Bowsher Court, Star Street, Ware, Hertfordshire SG12 7EB



- Guideline Minimum Deposit £14,100
- First Floor
- South Facing
- Spacious Bedroom
- Parking Space
- Guide Min Income Dual £30k | Single £35.4k
- Approx. 495 Sqft Gross Internal Area
- Semi-Open-Plan Kitchen
- Very Good Energy Efficiency Rating
- Short Walk from Ware Railway Station

GENERAL DESCRIPTION

SHARED OWNERSHIP WITH NO RENT (Advertised price represents the 60% share available. Full market value £235,000 but see 'Please Note' below). A great chance to buy a one-bedroom flat with no rent to pay on the equity share retained by the housing association. The smartly-presented property is on the first floor and is south facing. Internal features included a reception/dining room with wood flooring, an attractive, semi-open-plan kitchen, a spacious bedroom and a sleek, white-tiled bathroom. A pair of storage/utility cupboards have been provided in the entrance hallway and well insulated walls, modern double glazing and gas central heating make for a very good energy efficiency rating. Bowsher Court is close to Ware town centre and just minutes from the railway station which provides services between Hertford East and London Liverpool Street. The flat comes with use of a parking space.

Please Note: This is a fixed equity property. 60% is the maximum you can own.

Housing Association: Clarion.

Tenure: Leasehold (125 years less 31 days from 01/01/2006).

Share Available: 60% (£141,000). There is no option to buy either a smaller or larger share.

Shared Ownership Rent: N/A. No shared ownership rent charged on this property.

Service Charge: £227.53 per month (subject to annual review).

Guideline Minimum Income: Dual - £30,000 | Single - £35,400 (based on a 10% deposit).

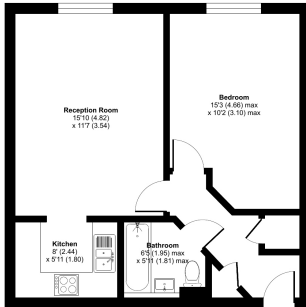
Council Tax: Band C, East Hertfordshire District Council. Priority is given to applicants living and/or working in this local authority.

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).



Bowsher Court, Ware, SG12

Approximate Area = 495 sq ft / 45.9 sq m
For identification only - Not to scale



ⓘ Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
Incorporating International Property Measurement Standards (IPMIS: Residential).
Produced for Urban Moves. REF: 100066

DIMENSIONS

FIRST FLOOR

Entrance Hallway

Bathroom

6' 5" max. x 5' 11" max. (1.96m x 1.80m)

Bedroom

15' 3" max. x 10' 2" max. (4.66m x 3.10m)

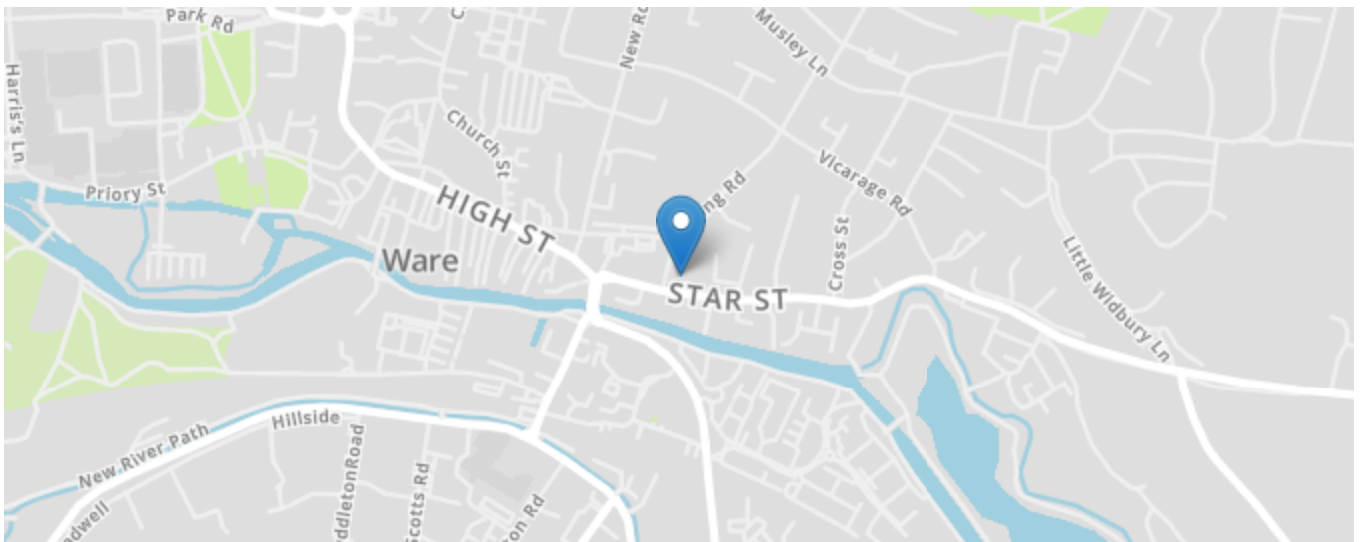
Reception Room

15' 10" x 11' 7" (4.82m x 3.54m)

Kitchen

8' 0" x 5' 11" (2.44m x 1.80m)

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 82 | 82 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |



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.