

£73,500 Shared Ownership

Abbey Gardens, Upper Woolhampton, Berkshire RG7 5TZ



- Guideline Minimum Deposit £7,350
- Ground Floor
- Dual Aspect Reception Room
- Parking Space
- Guide Min Income Dual £42.8k | Single £49.1k
- Approx. 640 Sqft Gross Internal Area
- Modern Double Glazing
- Beautiful, Rural Surroundings

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 30% share. Full market value £245,000). Abbey Gardens consists of a collection of residential properties in the elegant grounds of a Benedictine monastery, all located within a beautiful stretch of Berkshire countryside. The flat available is a well-presented, ground-floor, two-bed in a two-storey, period-style building. The dual-aspect reception room is semi-open-plan to a galley-style kitchen which also has windows on two sides. There is a spacious main bedroom with fitted wardrobe plus a second double bedroom and a stylish bathroom. Nearby Douai Park has a cricket field, with pavilion, plus six tennis courts and two football pitches. The local primary school is Ofsted-rated 'Good', as are the other schools in the surrounding area. The flat comes with use of a parking space and is also within walking distance or brief cycle ride of Midgham Railway Station.

Housing Association: A2Dominion.

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

Minimum Share: 30% (£73,500). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £663.72 per month (subject to annual review).

Service Charge: £296.75 per month (subject to annual review).

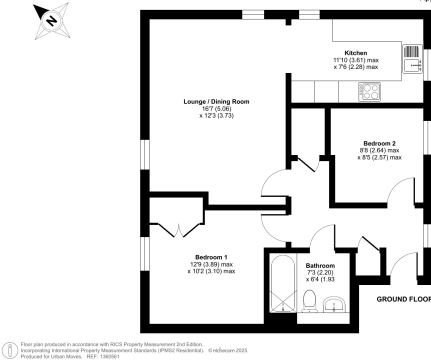
Guideline Minimum Income: Dual - £42,800 | Single - £49,100 (based on minimum share and 10% deposit).

Council Tax: Band C, West Berkshire 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).

Abbey Gardens, Upper Woolhampton, Reading, RG7

Approximate Area = 640 sq ft / 59.4 sq m
For identification only - Not to scale



DIMENSIONS

GROUND FLOOR

Entrance Hallway

Bedroom 2

8' 8" x 8' 5" max. (2.64m x 2.57m)

Bathroom

7' 3" max. x 6' 4" max. (2.21m x 1.93m)

Bedroom 1

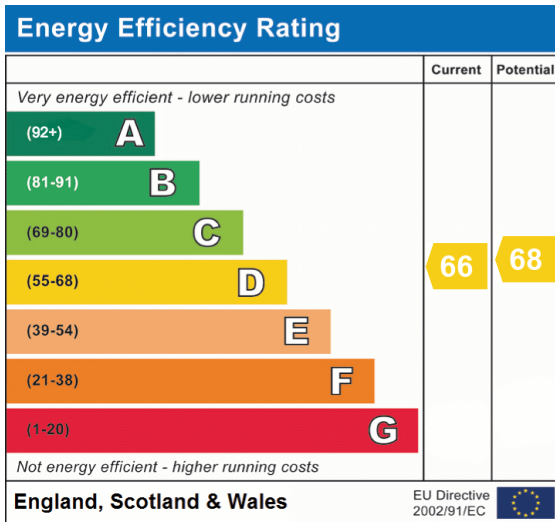
12' 9" max. x 10' 2" max. (3.89m x 3.10m)

Living / Dining Room

16' 7" x 12' 3" (5.06m x 3.73m)

Kitchen

11' 10" x 7' 6" (3.61m x 2.28m)



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.