

## £122,500 Shared Ownership

Holland Court, Allerthorp Road, Bishop's Stortford, Hertfordshire CM23 1EZ



- Guideline Minimum Deposit 12,250
- First Floor with Juliette Balcony
- Dual Aspect Reception Room
- Very Good Energy Efficiency Rating
- Guide Min Income Dual £33.1k | Single £39.4k
- Approx. 571 Sqft Gross Internal Area
- Open Plan Kitchen
- Parking Space

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 50% share. Full market value £245,000). A generously-proportioned flat on the first floor of this modern building. The property has a twentythree-foot reception room with a south-west-facing Juliette balcony plus a pair of south-east-facing windows. The spacious, open-plan kitchen area features sleek, cream-coloured units and most of the appliances are either partially or fully integrated. There is a good-sized bedroom, an attractive bathroom and a built-in storage/utility cupboard has been provided in the entrance hallway. Well insulated walls, high performance glazing and gas central heating make for a very good energy-efficiency rating. The flat comes with use of a parking space and the nearby A120 connects to the M11 as well as to some of the regions other major roads. Alternatively, Bishop's Stortford town centre/railway station can be easily reached via bike or local bus.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 25/03/2019).

**Minimum Share:** 50% (£122,500). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £357.43 per month (subject to annual review).

**Service Charge:** £75.57 per month (subject to annual review).

**Ground Rent:** £100.00 for the year.

**Guideline Minimum Income:** Dual - £33,100 | Single - £39,400 (based on minimum share and 10% deposit).

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

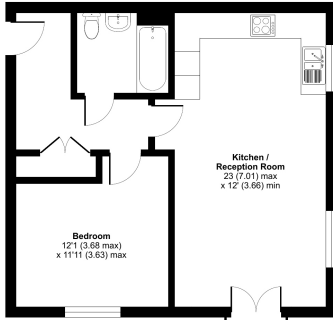
This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are 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).



Allerthorp Road, Bishop's Stortford, CM23

Approximate Area = 571 sq ft / 53 sq m

For identification only - Not to scale



Plan prepared in accordance with RPS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) (Residential). Produced for Urban Moves. (P27) 1481113

## DIMENSIONS

### FIRST FLOOR

#### Entrance Hallway

#### Reception

23' 0" max. x 12' 0" min. (7.01m x 3.66m)

#### Kitchen

included in reception measurement

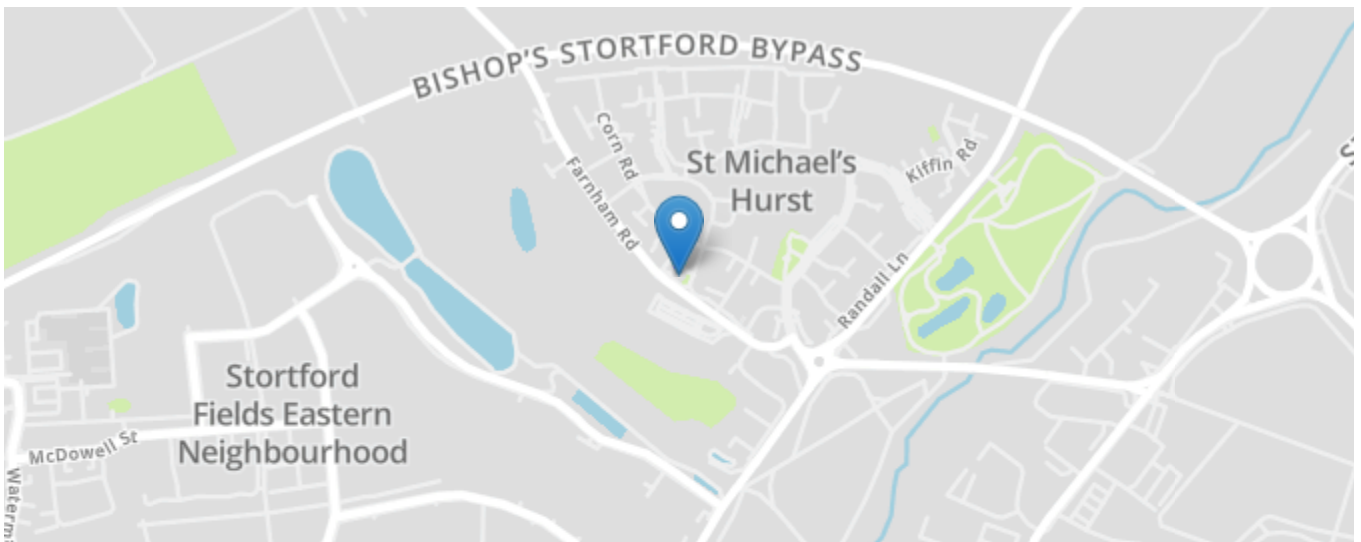
#### Bedroom

12' 1" max. x 11' 11" max. (3.68m x 3.63m)

#### Bathroom

7' 3" max. x 6' 10" max. (2.21m x 2.08m)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	85	85
(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		
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.