

£42,500 Shared Ownership

Viridian Square, Aylesbury, Buckinghamshire HP21 7FY



- Guideline Minimum Deposit £4,250
- Top Floor (fourth, building has a lift)
- Semi-Open-Plan Kitchen/Reception
- Allocated Parking Space
- Guide Min Income Dual £21.6k | Single £22.9k
- Approx. 495 Sqft Gross Internal Area
- Attractive Communal Grounds
- Close to Town Centre/Railway Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £170,000). This smartly-presented flat is on the top floor (building has a lift) and is south-west facing. The property features a reception room with dormer window and a semi-open-plan kitchen with sleek grey units. There is a good-sized bedroom and an attractive bathroom. Viridian Square has pleasant communal grounds and is only a short walk from the town centre with its mix of the charming historic architecture of Old Town and the extensive range of more modern facilities around the High Street. Aylesbury Railway Station is also close by. The flat comes with use of an allocated parking space.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/01/2008).

Minimum Share: 25% (£42,500). The housing association will expect that you will purchase the largest share affordable.

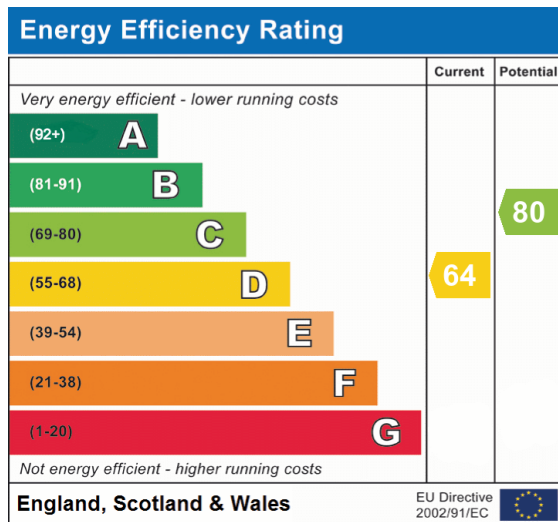
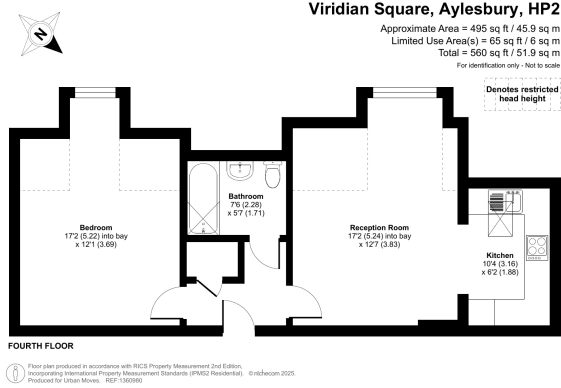
Shared Ownership Rent: £353.07 per month (subject to annual review).

Service Charge: £131.31 per month (subject to annual review).

Guideline Minimum Income: Dual - £21,600 | Single - £22,900 (based on minimum share and 10% deposit).

Council Tax: Band B, Buckinghamshire 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).



DIMENSIONS

FOURTH FLOOR

Entrance Hall

Bedroom

17' 2" into bay x 12' 1" (5.22m x 3.69m)

Bathroom

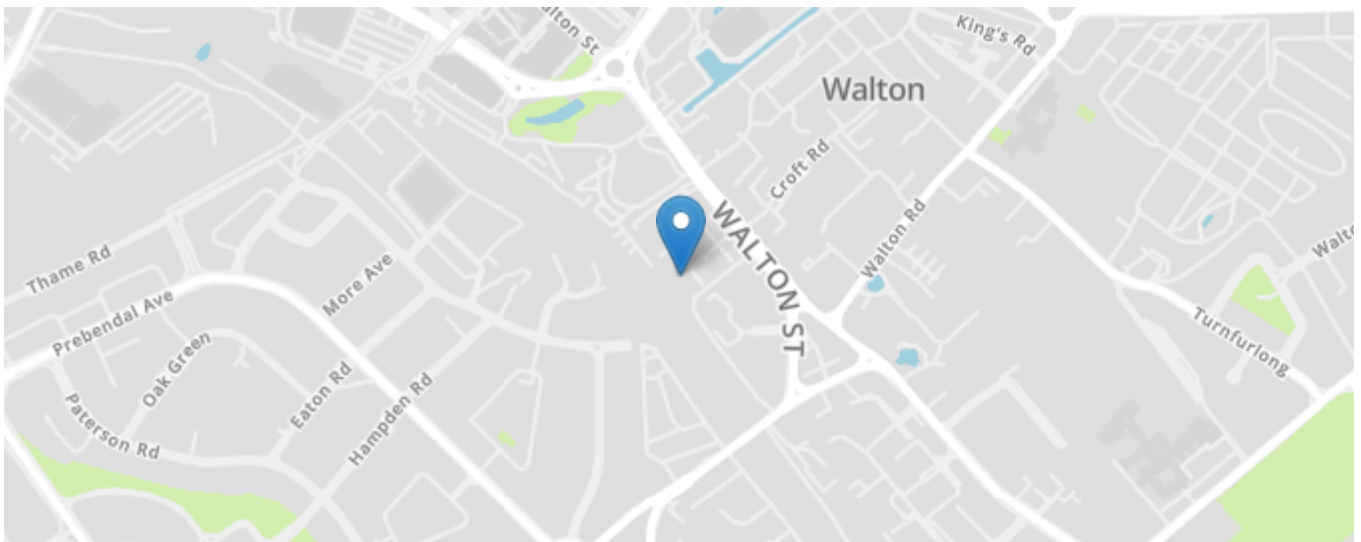
7' 6" x 5' 7" (2.28m x 1.71m)

Reception Room

17' 2" into bay x 12' 7" (5.24m x 3.83m)

Kitchen

10' 4" x 6' 2" (3.16m x 1.88m)



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.