

£80,000 Shared Ownership

Great Stones Way, Ash, Aldershot, Surrey GU12 6GT



- Guideline Minimum Deposit £8,000
- First Floor
- Dual Aspect Reception Room
- Parking Space
- Guide Min Income Dual £27.4k | Single £31.6k
- Approx. 566 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Walking Distance to Ash Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £200,000). A beautifully-presented, first-floor flat which features a twenty-five-foot, dual-aspect reception room with attractive flooring, bay window and open-plan kitchen area. The bedroom includes a fitted wardrobe, there is useful, additional, built-in storage space in the hallway and the bathroom is simple yet stylish. This block is part of a recently-constructed development and the well insulated walls, high performance glazing and modern gas central heating systems have resulted in very good energy-efficiency ratings. The flat comes with use of an allocated parking space and is also within comfortable walking distance, or brief cycle ride, of Ash Railway Station.

Housing Association: A2Dominion.

Tenure: Leasehold (125 years from 26/11/2020).

Minimum Share: 40% (£80,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £323.90 per month (subject to annual review).

Service Charge: £160.75 per month (subject to annual review).

Guideline Minimum Income: Dual - £27,400 | Single - £31,600 (based on minimum share and 10% deposit).

Council Tax: Band B, Guildford Borough 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

FIRST FLOOR

Entrance Hallway

Reception

25' 4" x 12' 8" into bay (7.72m x 3.87m)

Kitchen

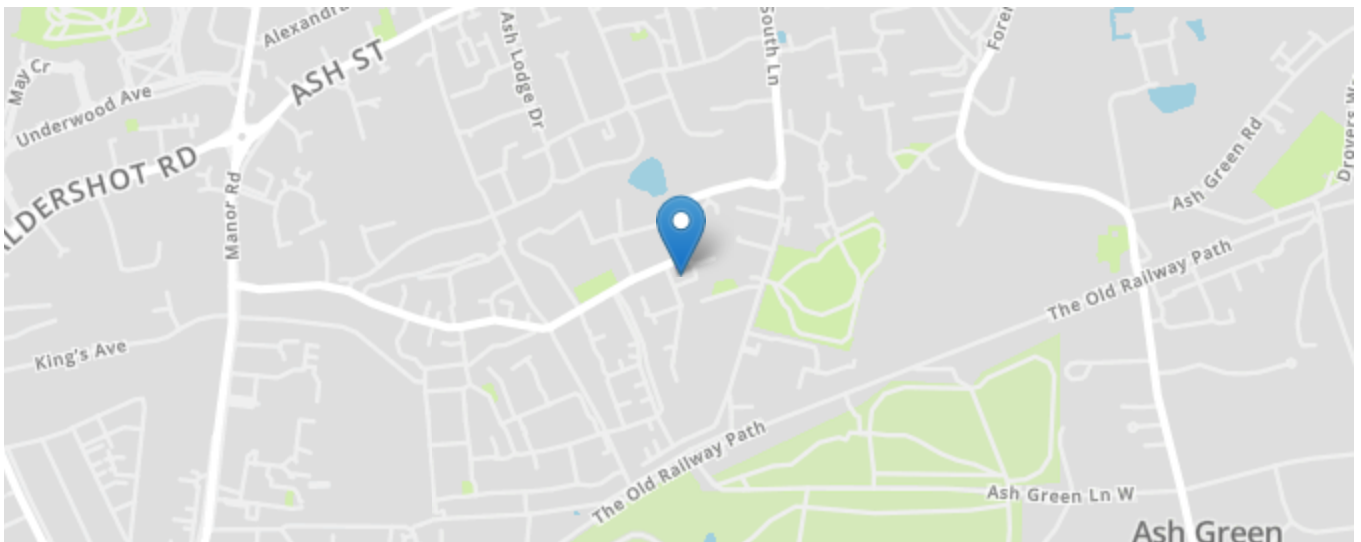
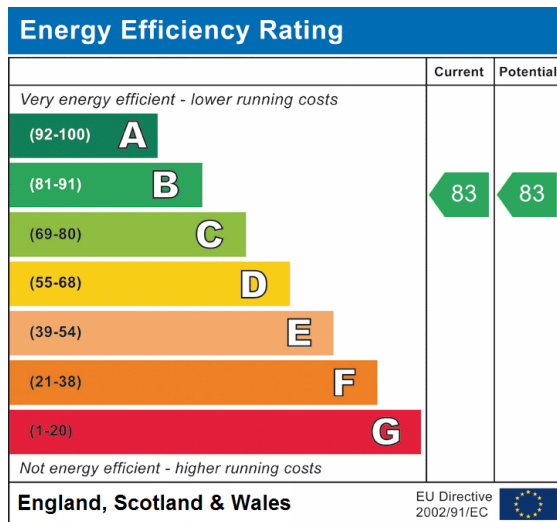
included in reception measurement

Bedroom

14' 2" max. x 10' 8" max. (4.31m x 3.24m)

Bathroom

7' 0" max. x 6' 9" max. (2.13m x 2.06m)



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.