

£71,750 Shared Ownership

Wenham Place, Hatfield, Hertfordshire AL10 0DD



- Guideline Minimum Deposit £7,175
- Ground Floor
- Open Plan Kitchen/Reception Room
- Parking Space
- Guide Min Income Dual £36.4k | Single £42.6k
- Approx. 496 Sqft Gross Internal Area
- Double Glazing and Gas Central Heating
- Communal Rear Garden

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £205,000). A well-presented, one-bedroom flat on the ground floor of a modern development. The property has a twenty-four-foot main room with a large, south-west-facing window at one end and an attractive, open-plan kitchen, with sleek, handle-less units and five-burner hob, at the other. The bedroom includes a bank of fitted wardrobes, there are a pair of built-in storage/utility cupboards in the entrance hallway and the bathroom is stylish and naturally lit. Well insulated walls, double glazing and gas central heating make for a good energy-efficiency rating. The flat comes with an allocated parking space and use of the communal rear garden. Hatfield town centre is just minutes away and the railway station is also within comfortable walking distance.

Housing Association: Clarion.

Tenure: Leasehold (currently 100 years from 01/04/2006, 25 year extension in progress).

Minimum Share: 35% (£71,750). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £711.03 per month (subject to annual review).

Service Charge: £98.11 per month (subject to annual review).

Guideline Minimum Income: Dual - £36,400 | Single - £42,600 (based on minimum share and 10% deposit).

Council Tax: Band B, Welwyn Hatfield 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 may be permitted but only with prior consent from Clarion (which, unfortunately, can only be obtained once you are the property owner).

DIMENSIONS

GROUND FLOOR

Entrance Hall

Bedroom

12' 8" max. x 10' 2" max. (3.86m x 3.10m)

Reception

24' 6" x 9' 7" (7.47m x 2.92m)

Kitchen

included in reception measurement

Bathroom

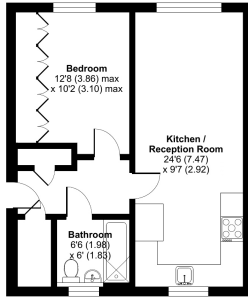
6' 6" max. x 6' 0" max. (1.98m x 1.83m)



Wenham Place, Hatfield, AL10

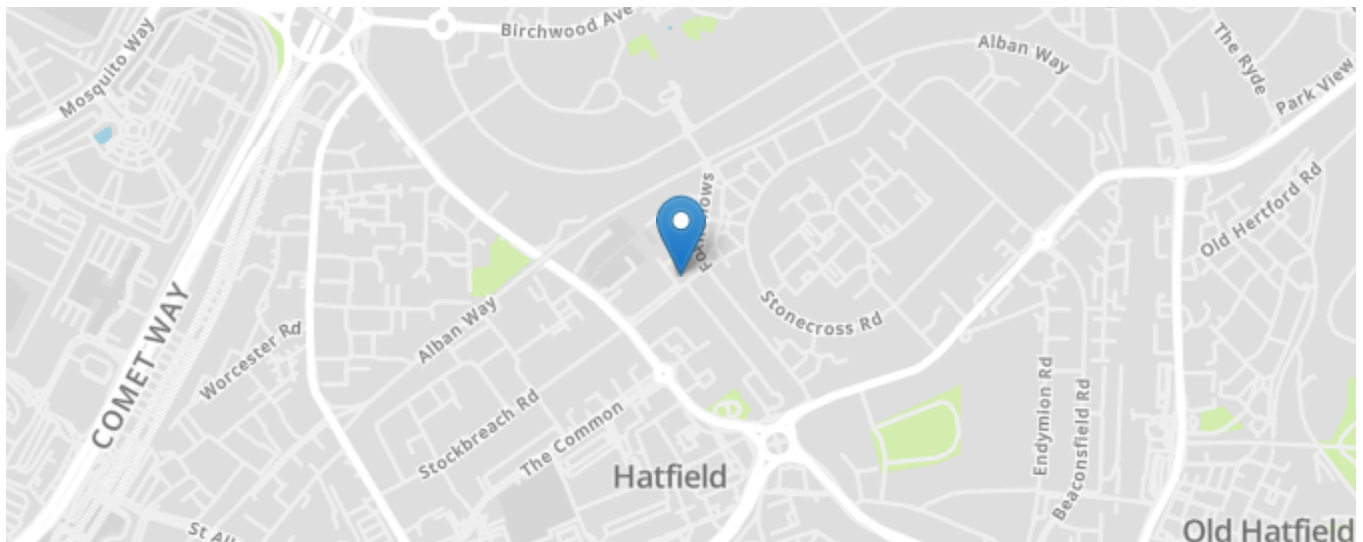
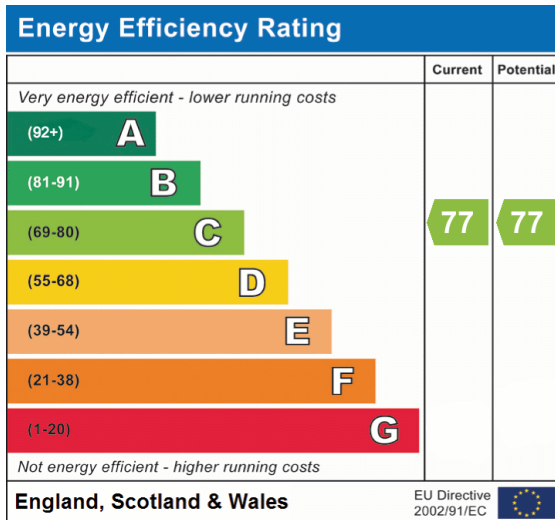
Approximate Area = 496 sq ft / 46.1 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMIS: Residential). Produced for Urban Moves, REF: 1381251. © Urban Moves 2020.



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.