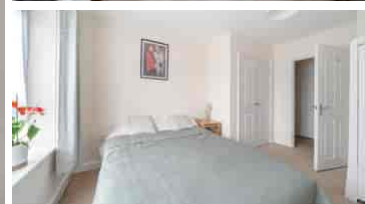


## £74,000 Shared Ownership

Bell Court, Merlin Road, Farnborough, Hampshire GU14 7HR



- Guideline Minimum Deposit £7,400
- Ground Floor
- Semi-Open-Plan Reception/Kitchen
- Parking Space
- Guide Min Income Dual £26.2k | Single £29.7k
- Approx. 592 Sqft Gross Internal Area
- Fitted Wardrobe in Bedroom
- Close to Farnborough Town Centre

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 40% share. Full market value £185,000). A generously-sized and smartly-presented apartment on the ground floor of this modern development. The spacious reception room features large windows and an attractive semi-open-plan kitchen with walnut-style units. The bedroom has a fitted wardrobe and there is useful, built-in hallway storage. Well insulated walls and modern double glazing make for a good energy-efficiency rating. Heating and hot water is provided by an air source heat pump. Bell Court is close to the centre of town where a wide variety of shops can be found. The property comes with use of an allocated parking space plus Farnborough Railway Station (for trains to Basingstoke, Portsmouth Harbour or London Waterloo) can be reached on foot, via bus or by brief bike ride. In addition, Farnborough North Station offers services between Reading and Gatwick Airport.

**Housing Association:** A2Dominion.

**Tenure:** Leasehold (125 years from 17/09/2008).

**Minimum Share:** 40% (£74,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £253.34 per month (subject to annual review).

**Service Charge:** £219.28 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £26,200 | Single - £29,700 (based on minimum share and 10% deposit).

**Council Tax:** Band B, Rushmoor 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

### GROUND FLOOR

#### Entrance Hallway

#### Reception Room

16' 2" max. x 14' 3" max. (4.93m x 4.34m)

#### Kitchen

11' 6" x 7' 3" (3.51m x 2.21m)

#### Bedroom

11' 6" min. x 9' 5" (3.51m x 2.87m)

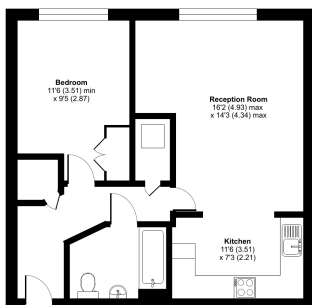
#### Bathroom



Bell Court, Merlin Road, Farnborough, GU14

Approximate Area = 562 sq ft / 55 sq m

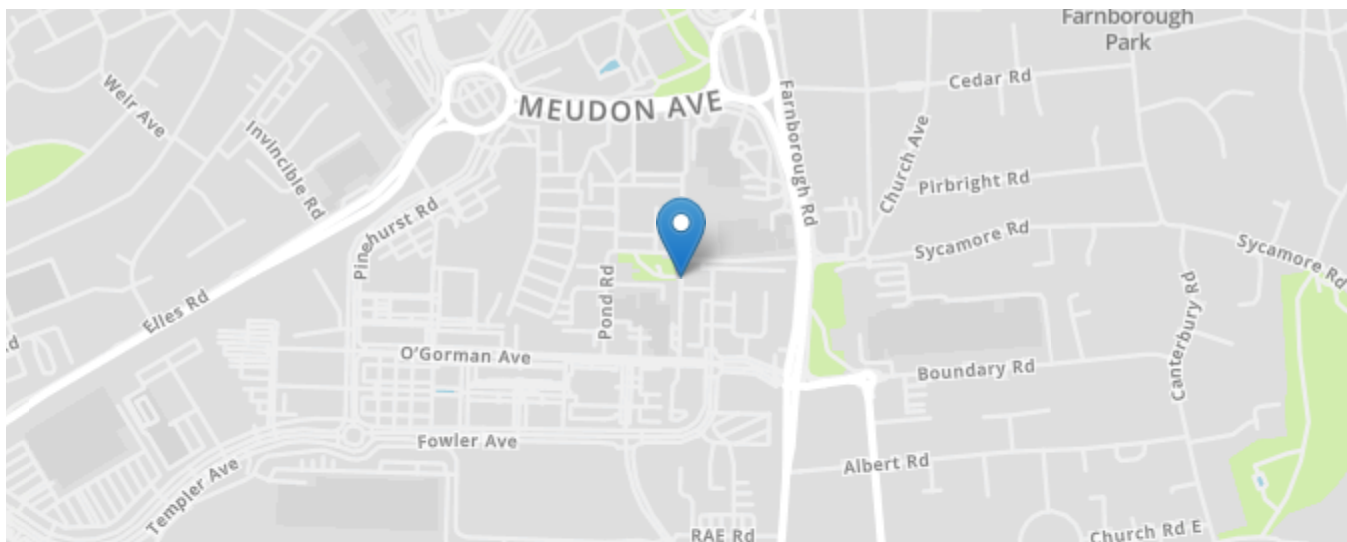
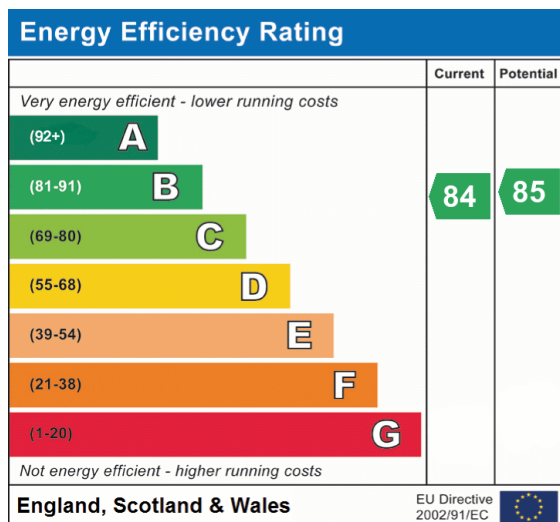
For identification only - Not to scale



GROUND FLOOR



Plan also produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Standard. Produced by Urban Moves. REF: 1075202



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.