

£100,000 Shared Ownership

Cirrus Close, Ash, Aldershot, Hampshire GU12 6GP



- Guideline Minimum Deposit £10,000
- Second (Top) Floor
- Triple Aspect Kitchen/Reception Room
- Very Good Energy Efficiency Rating
- Guide Min Income Dual £28.6k | Single £33.4k
- Approx. 541 Sqft Gross Internal Area
- Naturally-Lit Bathroom
- Parking Space

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 50% share. Full market value £200,000). This smartly-presented flat is on the top (second) floor and has an approximately twenty-five-foot reception room with attractive flooring, a spacious, open-plan kitchen area and windows on three sides. The bedroom is a good-sized double and includes a fitted wardrobe. A pair of built-in storage/utility cupboards have been provided in the naturally-lit entrance hallway and the bathroom is simple, stylish and modern. The block is part of a recently-constructed development. Well insulated walls and roof, high performance glazing and gas central heating have resulted in very good energy-efficiency ratings. The flat comes with use of an allocated parking space and is also within walking distance, or brief cycle ride, of Ash Railway Station.

Housing Association: A2Dominion.

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

Minimum Share: 50% (£100,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £262.99 per month (subject to annual review).

Service Charge: £150.32 per month (subject to annual review).

Guideline Minimum Income: Dual - £28,600 | Single - £33,400 (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

SECOND FLOOR

Entrance Hallway

Bedroom

13' 9" max. x 10' 10" max. (4.19m x 3.30m)

Bathroom

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

Reception

24' 11" max. x 10' 9" max. (7.59m x 3.28m)

Kitchen

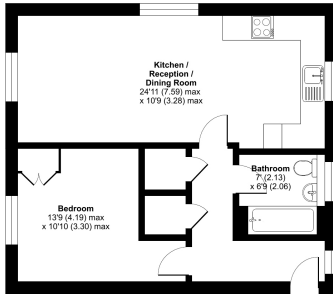
included in reception measurement



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Approximate Area = 541 sq ft / 50.2 sq m

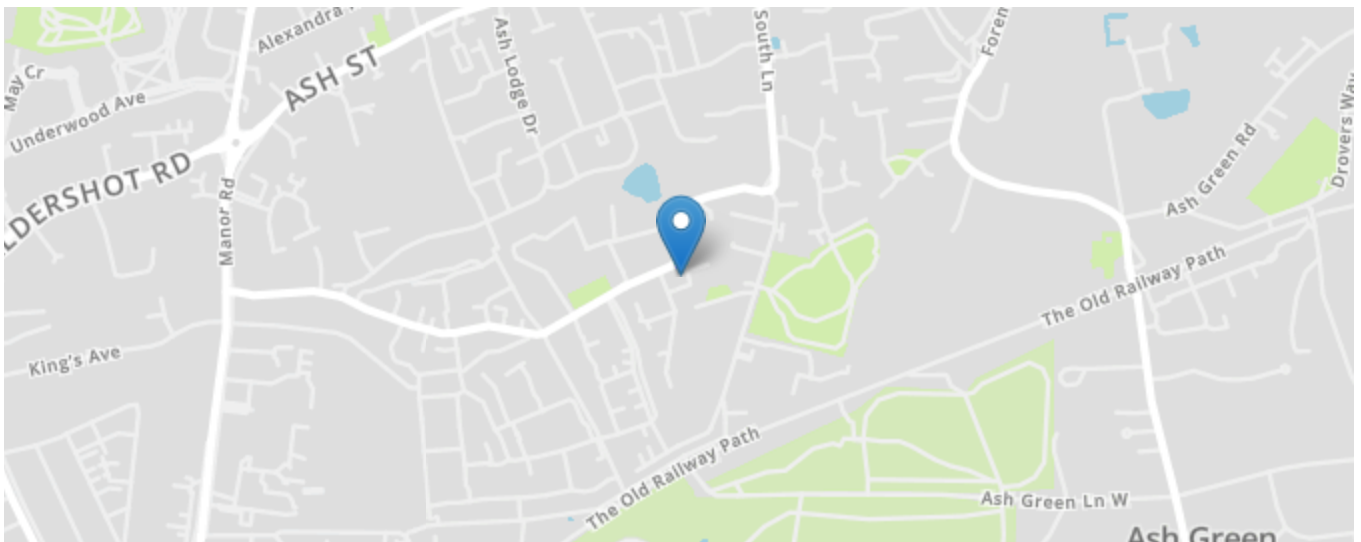
For identification only - Not to scale



SECOND FLOOR

1 Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
Incorporating International Property Measurement Standards (IPMS) Recommendation 2.
Produced for Urban Moves. REF: 1385681

| Energy Efficiency Rating | | |
|---------------------------------------------|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | 83 | 83 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| 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.