

## £81,000 Shared Ownership

Westbury Gardens, Basingstoke, Hampshire RG22 5FQ



- Guideline Minimum Deposit £8,100
- Ground Floor with Private Entrance
- Kitchen Separate from Reception Room
- South West Facing Patio Garden
- Guide Min Income Dual £23.4k | Single £25.6k
- Approx. 598 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Parking Space

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 45% share. Full market value £180,000). This generously-sized, one-bedroom flat is on the ground floor and is accessed via a private entrance. The bedroom is large and the kitchen is sleek with handle-less units and integrated appliances. There is a spacious, naturally-lit bathroom and a built-in hallway storage/utility cupboard. Double doors lead from the reception room out to a south-west-facing patio garden. Well insulated walls and floor, high performance glazing and a modern gas central heating system all contribute towards a very good energy-efficiency rating. The property comes with use of an allocated, off-street parking space, just outside the garden gate, and the town centre can also be reached by bike or via brief bus ride.

**Housing Association:** Clarion.

**Tenure:** Leasehold (250 years from 01/08/2020).

**Minimum Share:** 45% (£81,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £289.03 per month (subject to annual review).

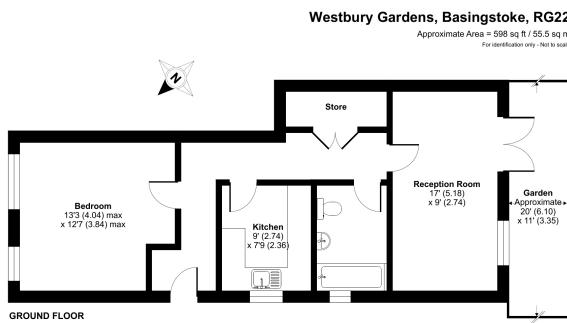
**Service Charge:** £40.05 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £23,400 | Single - £25,600 (based on minimum share and 10% deposit).

**Council Tax:** Band B, Basingstoke and Deane Borough Council. Priority is given to applicants living and/or working in this local authority.

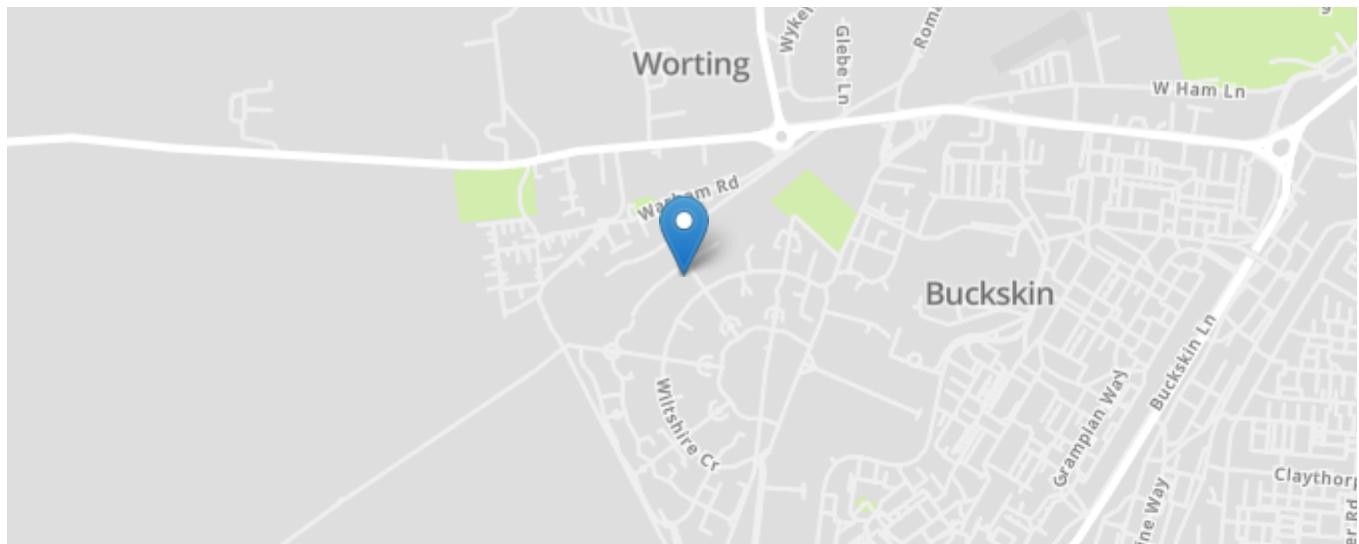
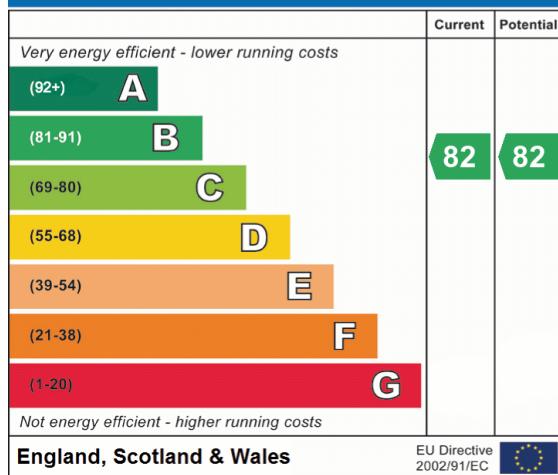
This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are 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.

## DIMENSIONS



Plan produced in accordance with RICS Property Measurement Standards Incorporating RICS Property Measurement Standards (PMS) Resolution - Q10/04. Produced by Urban Moves. RPS - 1107944

### Energy Efficiency Rating



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.