

£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 stylish with sleek, 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

GROUND FLOOR

Entrance Hallway

Bedroom

13' 3" max. x 12' 7" max. (4.04m x 3.84m)

Kitchen

9' 0" x 7' 9" (2.74m x 2.36m)

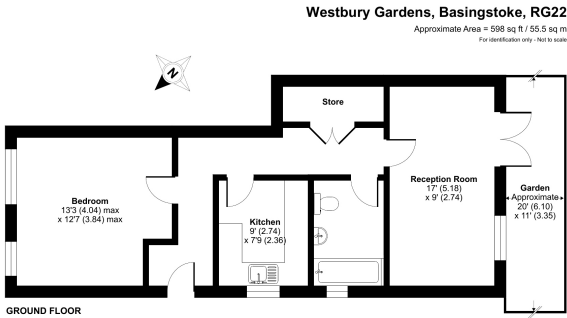
Bathroom

Reception Room

17' 0" x 9' 0" (5.18m x 2.74m)

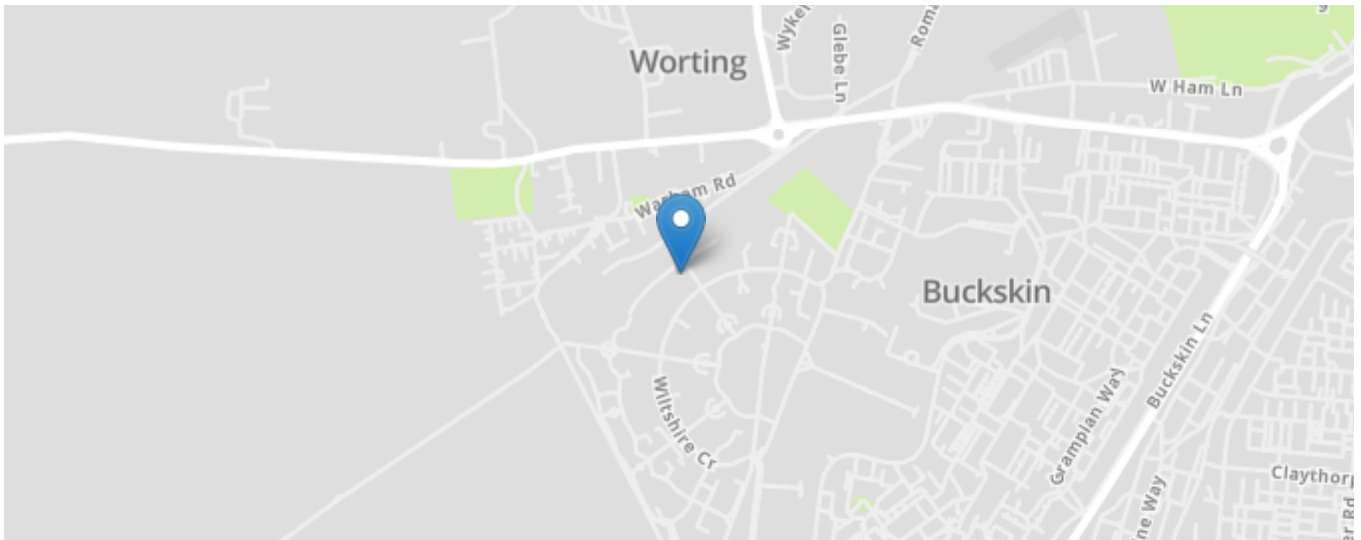
Patio Garden

20' 0" x 11' 0" (6.10m x 3.35m)



Flair plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential. © Urbanmoves. Produced for Urban Moves. RG2 - 1107984

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	82
(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.