

## £71,050 Shared Ownership

Pembroke House, 22a Wilton Road, Camberley, Surrey GU15 2TX



- Guideline Minimum Deposit £7,105
- Second Floor (building has a lift)
- Open Plan Kitchen/Reception Room
- Very Good Energy Efficiency Rating
- Guide Min Income Dual £27.2k | Single £31.2k
- Approx. 478 Sqft Gross Internal Area
- South Facing Juliette Balcony
- Parking Space

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £203,000). This smart, modern apartment is on the second floor and has a twenty-one-foot reception room with open-plan kitchen area and a south-facing Juliette balcony. There is a generously-sized bedroom, an attractive bathroom and a large built-in storage/utility cupboard in the entrance hallway. Well insulated walls, gas central heating and high performance glazing have resulted in a very good energy-efficiency rating. A Co-op store occupies the ground-floor retail unit and the Camberley and Frimley town centres and railway stations are within easy reach. Pembroke House is also, conveniently, just a short drive from junction 4 of the M3 if travelling by road. The property comes with use of an off-street parking space.

**Housing Association:** Clarion.

**Tenure:** Leasehold (150 years less 10 days from 21/12/2018).

**Minimum Share:** 35% (£71,050). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £407.44 per month (subject to annual review).

**Service Charge:** £120.15 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £27,200 | Single - £31,200 (based on minimum share and 10% deposit).

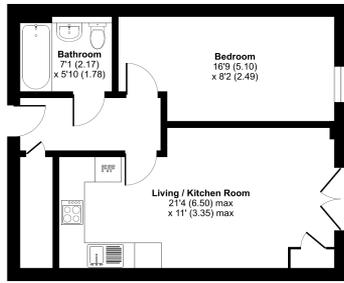
**Council Tax:** Band C, Surrey Heath Borough Council. Priority is given to applicants living and/or working in this local authority.

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).



**Wilton Road, Camberley, GU15**

Approximate Area = 478 sq ft / 44.4 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) Residential. © Urban Moves 2020. Produced for Urban Moves. REF: 1402180

## DIMENSIONS

### SECOND FLOOR

#### Entrance Hall

#### Reception

21' 4" max. x 11' 0" max. (6.50m x 3.35m)

#### Kitchen

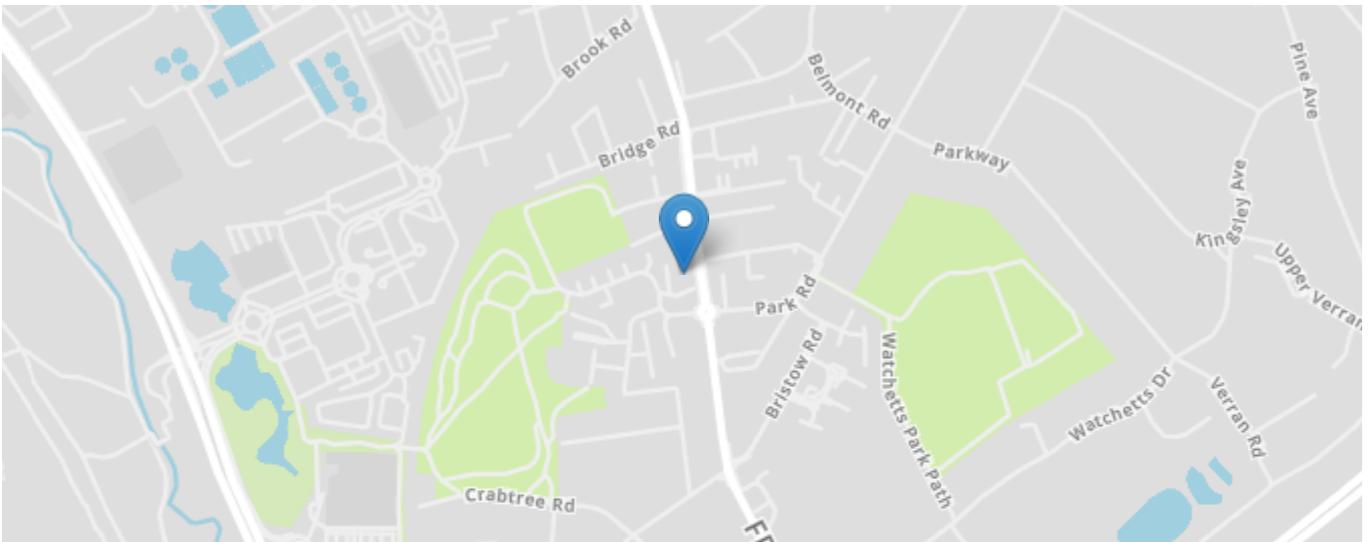
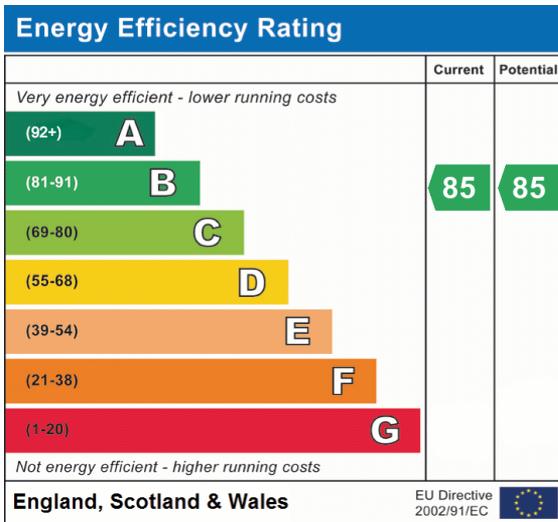
included in reception measurement

#### Bedroom

16' 9" max. x 8' 2" max. (5.10m x 2.49m)

#### Bathroom

7' 1" x 5' 10" (2.17m x 1.78m)



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.