

£54,000 Shared Ownership

Merino Road, Andover, Hampshire SP11 6SP



- Guideline Minimum Deposit £5,400
- First Floor
- Spacious, Open-Plan Kitchen/Reception
- Balcony
- Guide Min Income Dual £21.3k | Single £22.5k
- Approx. 597 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Parking Space

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 30% share. Full market value £180,000). A spacious flat on the first floor of a recently-constructed building in the East Anton suburb of Andover. The property has a twenty-seven-foot, open-plan kitchen/reception room with double doors that lead out onto a balcony. There is a generously-sized bedroom, a bathroom with overhead/hand-held shower and a built-in storage/utility cupboard has been provided in the naturally-lit entrance hallway. Well insulated walls, high performance glazing and a modern gas central heating system make for a very good energy-efficiency rating. To the rear of the block is a parking area which includes a space allocated to this flat and the local roads allow easy access to the A303 and the M3 as well as the many places of interest that Hampshire has to offer. Andover's railway station and attractive town centre can also be reached via bus or by brief cycle ride.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/05/2020).

Minimum Share: 30% (£54,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £289.54 per month (subject to annual review).

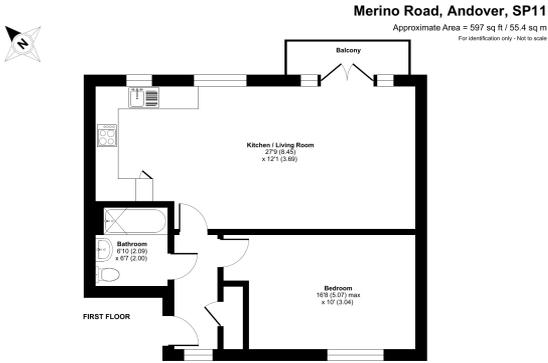
Service Charge: £131.90 per month (subject to annual review).

Guideline Minimum Income: Dual - £21,300 | Single - £22,500 (based on minimum share and 10% deposit).

Council Tax: Band B, Test Valley 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).

DIMENSIONS



1 Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Accredited Residential Property Measurement Standards (RICS Register). © Urbanmoves 2022. Produced by Urban Moves. REF: 1422968

FIRST FLOOR

Entrance Hallway

Reception

27' 9" max. x 12' 1" max. (8.45m x 3.69m)

Kitchen

included in reception measurement

Balcony

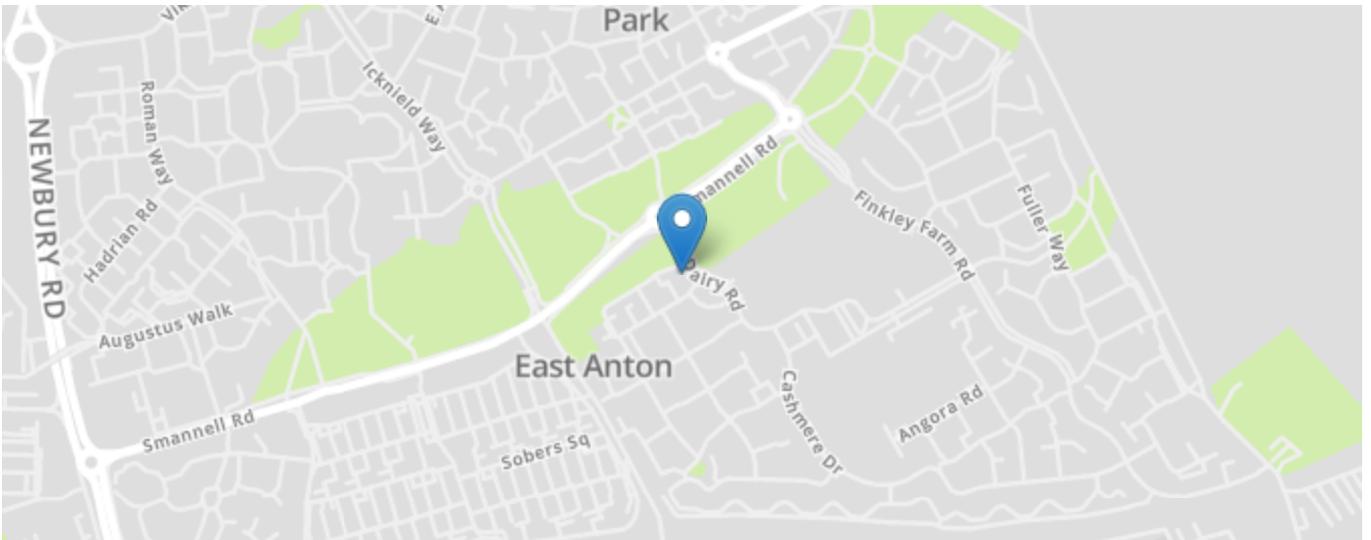
Bedroom

16' 8" max. x 10' 0" (5.07m x 3.04m)

Bathroom

6' 10" max. x 6' 7" max. (2.08m x 2.01m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	81	81
(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.