

£94,000 Shared Ownership

Bell Court, Merlin Road, Farnborough, Hampshire GU14 7HR



- Guideline Minimum Deposit £9,400
- Top Floor (third, building has a lift)
- Semi-Open-Plan Reception/Kitchen
- Parking Space
- Guide Min Income - Dual £29.1k Single £33.6k
- Approx. 740 Sqft Gross Internal Area
- Two Spacious Bedrooms
- Close to Farnborough Town Centre

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £235,000). This top floor apartment has a good-sized reception room with semi-open-plan kitchen featuring attractive, walnut-style units. Both bedrooms are generously-sized doubles and one includes a fitted wardrobe. There is a bathroom with combined overhead/hand-held shower and a pair of storage/utility cupboards have been provided in the entrance hall. Well insulated walls and modern double glazing make for a good energy-efficiency rating. Bell Court is close to the centre of town where a wide variety of shops can be found. The property comes with use of a parking space plus Farnborough Station (for trains to Basingstoke, Portsmouth Harbour or London Waterloo) is within comfortable walking distance or can be reached via a brief bus/bike ride. In addition, Farnborough North Station offers services to Reading and Gatwick Airport.

Housing Association: A2Dominion.

Tenure: Leasehold (125 years from 17/09/2008).

Minimum Share: 40% (£94,000). The housing association will expect that you will purchase the largest share affordable.

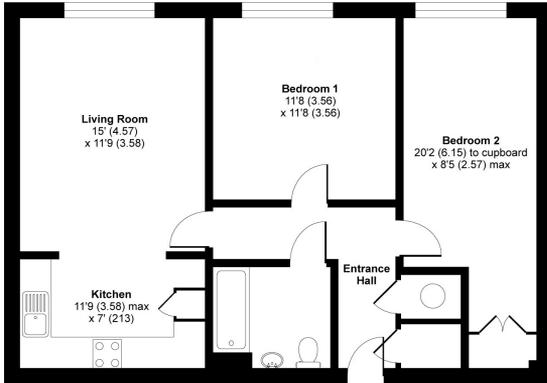
Shared Ownership Rent: £297.12 per month (subject to annual review).

Service Charge: £182.13 per month (subject to annual review).

Guideline Minimum Income: Dual - £29,100 | Single - £33,600 (based on minimum share and 10% deposit).

Council Tax: Band C, Rushmoor 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

THIRD FLOOR

Entrance Hall

Living Room

15' 0" x 11' 9" (4.57m x 3.58m)

Kitchen

11' 9" x 7' 0" (3.58m x 2.13m)

Bedroom 1

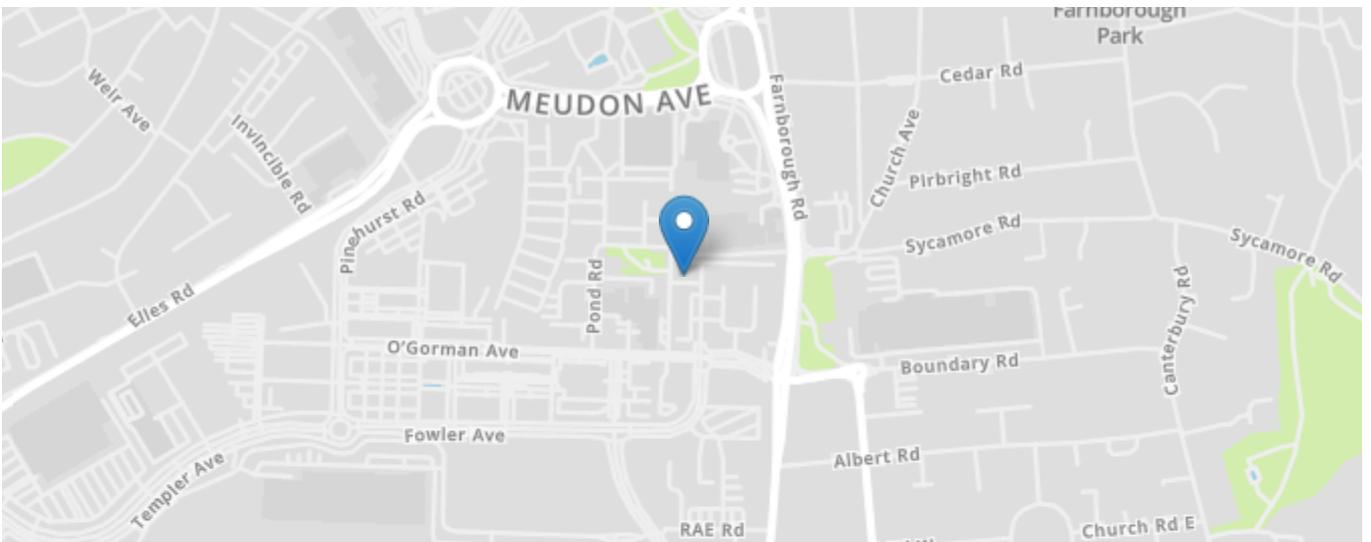
11' 8" x 11' 8" (3.56m x 3.56m)

Bedroom 2

20' 2" to cupboard x 8' 5" max. (6.15m x 2.57m)

Bathroom

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	87	87
(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.