

£98,000 Shared Ownership

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



- Guideline Minimum Deposit £9,800
- First Floor with Balcony
- Semi-Open-Plan Kitchen/Reception Room
- Parking Space
- Close to Farnborough Town Centre
- Guide Min Income Dual £30.3k | Single £35.9k
- Approx. 798 Sqft Gross Internal Area
- Two Good-Sized Double Bedrooms
- Communal Garden
- Railway Station Within Easy Reach

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £245,000). A well-proportioned, two-bedroom flat in this modern development. The property is on the first floor (building has a lift) and has a reception room with west-facing balcony, overlooking the communal garden. The semi-open-plan kitchen features attractive, walnut-style units, the bedrooms are generously-sized doubles and the bathroom is also quite spacious. A large, built-in storage/utility cupboard has been provided in the entrance hallway and the well insulated walls and modern double glazing make for a good energy-efficiency rating. Heating and hot water is provided by an air source heat pump. Bell Court is close to the centre of town where a wide variety of shops can be found. The property comes with use of an allocated parking space plus Farnborough Railway Station (for trains to Basingstoke, Portsmouth Harbour or London Waterloo) can be reached on foot, via bus or by brief bike ride. In addition, Farnborough North Station offers services between Reading and Gatwick Airport.

Housing Association: A2Dominion.

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

Minimum Share: 40% (£98,000). The housing association will expect that you will purchase the largest share affordable.

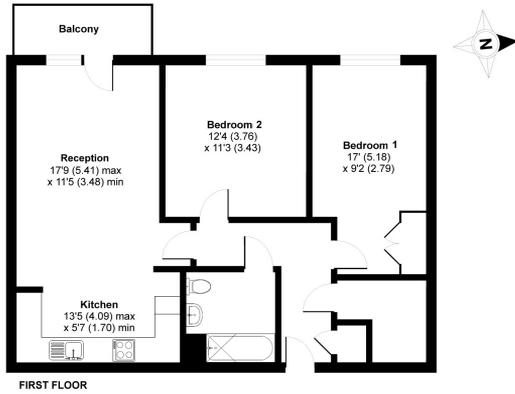
Shared Ownership Rent: £333.47 per month (subject to annual review).

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

Guideline Minimum Income: Dual - £30,300 | Single - £35,900 (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

FIRST FLOOR

Entrance Hallway

Reception

17' 9" max. x 11' 5" min. (5.41m x 3.48m)

Balcony

Kitchen

13' 5" max. x 5' 7" min. (4.09m x 1.70m)

Bedroom 1

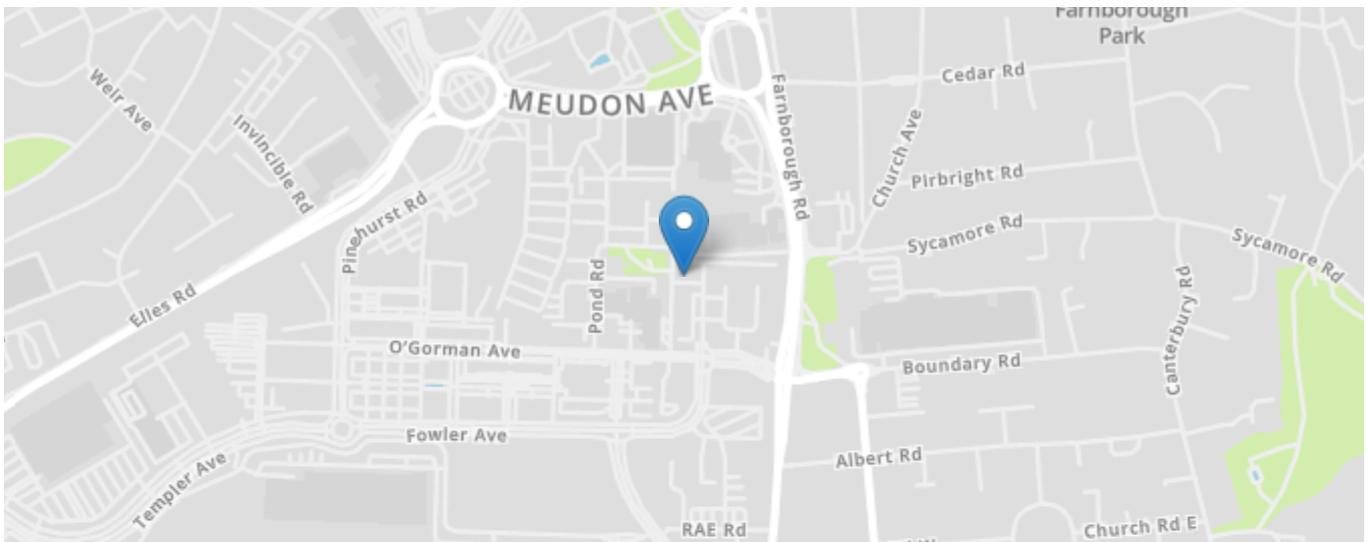
12' 4" x 11' 3" (3.76m x 3.43m)

Bedroom 2

17' x 9' 2" (5.18m x 2.79m)

Bathroom

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	79
(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.