

£112,500 Shared Ownership

Yalden Gardens, Tongham, Farnham, Surrey GU10 1FJ



- Guideline Minimum Deposit £11,250
- Two Storey, Three Bedroom, Semi Detached House
- Bathroom plus Downstairs WC
- Front and Side Gardens
- Guide Min Income Dual £51.9k | Single £59.5k
- Approx. 928 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Garage plus Driveway

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £450,000). A great chance to buy a three-bedroom, shared-ownership family home. This attractive property is semi-detached but built at ninety degrees to its immediate neighbour, giving it the look of a fully-detached house. A gated front garden and path lead to a central entrance hall which, in turn, provides access to the stairs and the ground-floor rooms. There is a cloakroom/WC, a spacious reception room and a sleek, modern kitchen with breakfast bar and space for a dining table. Patio doors open onto a side garden with decked seating area. On the first floor of the house are two generously-sized bedrooms plus a smaller third bedroom and simple yet stylish and naturally-lit bathroom. The reception, kitchen and one of the larger bedrooms are all dual-aspect. Well insulated walls, roof and floor, high performance glazing and gas central heating have resulted in a very good energy-efficiency rating. The property comes with a driveway parking space plus a garage under the adjacent coach house. There are also some, shared, visitor spaces close by. Alternatively, Ash Railway Station is just a brief bike ride from Yalden Gardens and the station, and various other amenities, of Aldershot town centre are only slightly further away. The local primary and secondary school are both Ofsted-rated 'Good'.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/02/2019). Freehold transferred on 100% ownership.

Minimum Share: 25% (£112,500). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £950.02 per month (subject to annual review).

Service Charge: £42.87 per month (subject to annual review).

Guideline Minimum Income: Dual - £51,900 | Single - £59,500 (based on minimum share and 10% deposit).

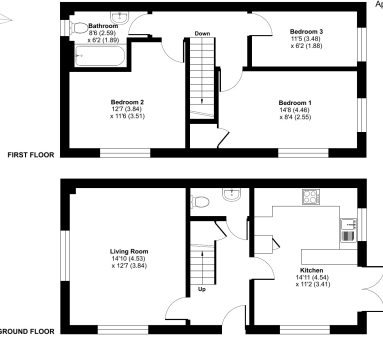
Council Tax: Band D, Guildford Borough Council. Priority is given to applicants living and/or working in this local authority.

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.



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Approx Area = 928 sq ft / 86.2 sq m
For information only - Not to scale



Please refer to the full report in accordance with RICS Property Measurement 2nd Edition. Measurements taken on 15/09/2023. Produced by Urban Moves. Ref: 1428027

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	84	
(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	

DIMENSIONS

GROUND FLOOR

Entrance Hall

Living Room
14' 10" x 12' 7" (4.53m x 3.84m)

W.C.

Kitchen / Dining Room
14' 11" x 11' 2" (4.54m x 3.41m)

FIRST FLOOR

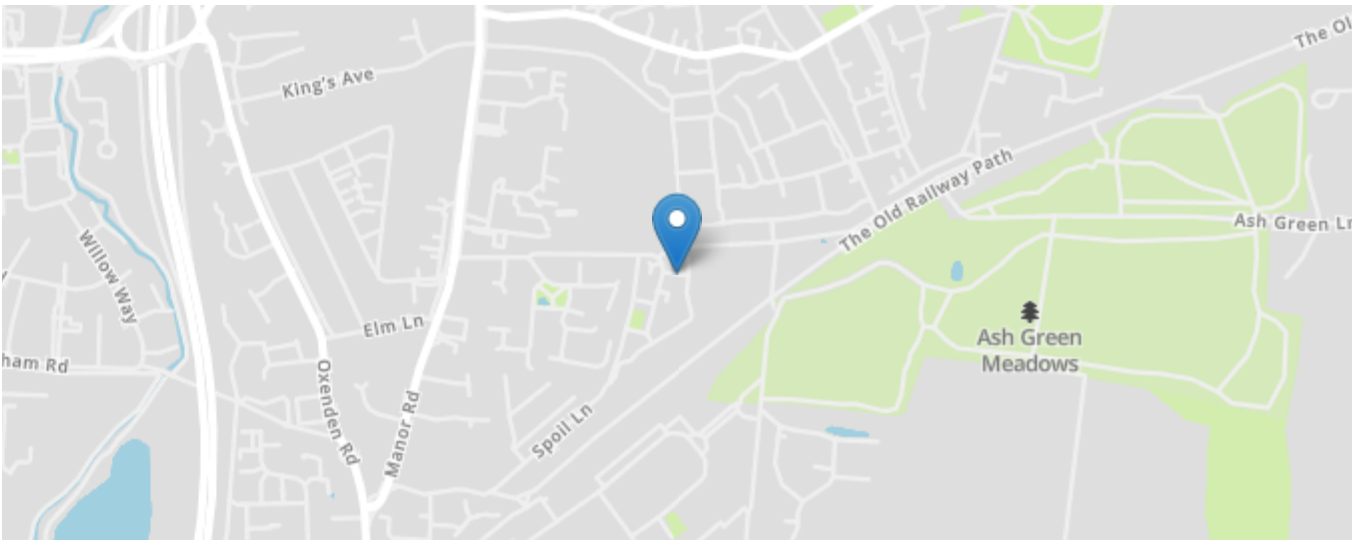
Landing

Bedroom 1
14' 8" x 8' 4" (4.46m x 2.55m)

Bedroom 2
12' 7" max. x 11' 6" max. (3.84m x 3.51m)

Bedroom 3
11' 5" x 6' 2" (3.48m x 1.88m)

Bathroom
8' 6" max. x 6' 2" max. (2.59m x 1.89m)



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.