

£50,000 Shared Ownership

Viridian Square, Aylesbury, Buckinghamshire HP21 7FX



- Guideline Minimum Deposit £5,000
- Third Floor (building has a lift)
- Semi-Open-Plan Kitchen/Reception Room
- Spacious Main Bedroom
- Communal Grounds and Cycle Store
- Guide Min Income Dual £23.9k | Single £26.3k
- Approx. 625 Sqft Gross Internal Area
- Juliette Balcony
- Parking Space
- Close to Town Centre/Railway Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £200,000). This modern, two-bedroom flat is on the third floor and has a good-sized reception room with Juliette balcony. The attractive, semi-open-plan kitchen features cream-coloured units and contrasting walnut-style worktops. There is a spacious main bedroom plus a smaller second bedroom (currently used for storage) and a bathroom with a combination of large-format white tiles and decorative mosaics. Well insulated walls and double glazing make for a good energy-efficiency rating. Viridian Square has pleasant communal grounds and is only a short walk from the town centre with its mix of the charming historic architecture of Old Town and the extensive range of more modern facilities around the High Street. Aylesbury Railway Station is also close by. The flat comes with use of an allocated parking space plus access to the communal cycle store.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/01/2008).

Minimum Share: 25% (£50,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £387.83 per month (subject to annual review).

Service Charge: £152.65 per month (subject to annual review).

Guideline Minimum Income: Dual - £23,900 | Single - £26,300 (based on minimum share and 10% deposit).

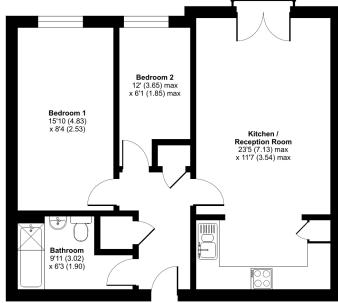
Council Tax: Band C, Buckinghamshire Council. Priority is given to applicants living and/or working in this local authority.

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).



Viridian Square, Aylesbury, HP21

Approximate Area = 625 sq ft / 58.1 sq m
For identification only - Not to scale



SECOND FLOOR

Plan also produced in accordance with RICS Property Measurement 2nd Edition.
Incorporating International Property Measurement Standards (IPMS) Guidelines. © Urban Moves 2022.
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DIMENSIONS

THIRD FLOOR

Entrance Hall

Reception

23' 5" max. x 11' 7" max. (7.13m x 3.54m)

Kitchen

included in reception measurement

Bedroom 1

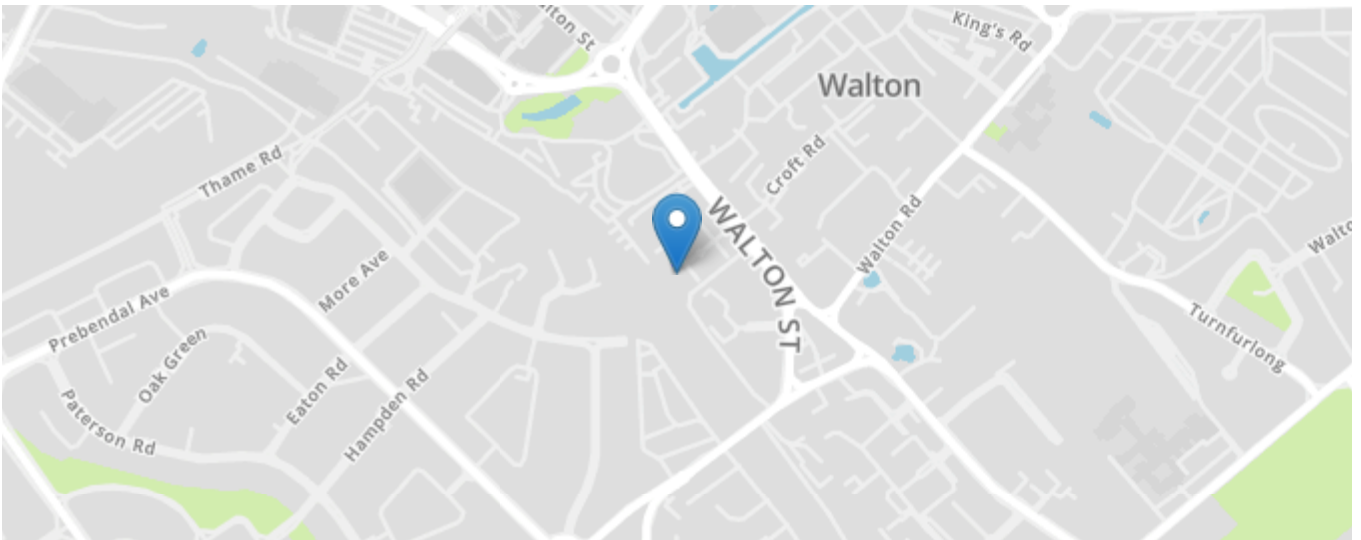
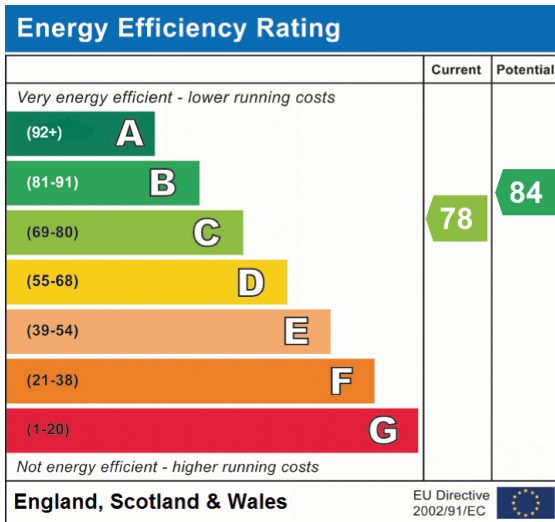
15' 10" x 8' 4" (4.83m x 2.53m)

Bedroom 2

12' 0" max. x 6' 1" max. (3.65m x 1.85m)

Bathroom

9' 11" max. x 6' 3" max. (3.02m x 1.90m)



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.