

## £96,750 Shared Ownership

Sharp Court, Stevenage, Hertfordshire SG1 3UJ



- Guideline Minimum Deposit £9,675
- Second (Top) Floor
- South/South-West Facing Balcony
- Communal Parking
- Guide Min Income - Dual £30.1k Single £35.1k
- Approx. 588 Sqft Gross Internal Area
- Modern Double Glazing and Gas Central Heating
- Walking Distance to Town Centre/Station

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 45% share. Full market value £215,000). A smartly-presented, top-floor flat which features a reception room with south/south-west-facing balcony and an attractive, naturally-lit kitchen. There is a spacious main bedroom, a second, smaller, double bedroom and a stylish, recently-updated shower room. The energy-efficiency rating is good, thanks to well insulated walls and roof, double glazing and gas central heating. Sharp Court has a gated, communal car park plus cycle storage and is located within comfortable walking distance of the modern town centre, the railway station and the Old Town High Street. There are several well-thought-of schools in the local area.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 01/01/2007).

**Minimum Share:** 45% (£96,750). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £332.89 per month (subject to annual review).

**Service Charge:** £142.99 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £30,100 | Single - £35,100 (based on minimum share and 10% deposit).

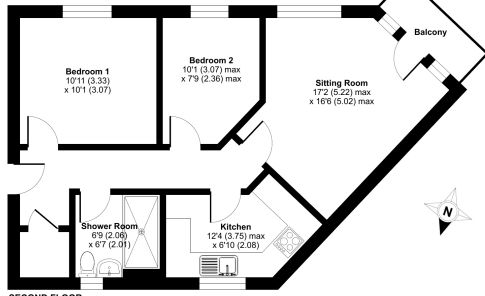
**Council Tax:** Band B, Stevenage Borough Council. Priority is given to applicants living and/or working in this local authority.

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

Sharp Court, Stevenage, SG1

Approximate Area = 588 sq ft / 54.6 sq m  
For information only - Not to scale



SECOND FLOOR

Plan 088 produced in accordance with RICS Property Measurement 2nd Edition. Measurements taken using Property Measurement Standards (PMS2) methodology. Produced for Urban Moves. REF: UMS202

### SECOND FLOOR

#### Entrance Hallway

#### Reception Room

17' 2" max. x 16' 6" max. (5.22m x 5.02m)

#### Balcony

#### Kitchen

12' 4" max. x 6' 10" (3.75m x 2.08m)

#### Bedroom 1

10' 11" x 10' 1" (3.33m x 3.07m)

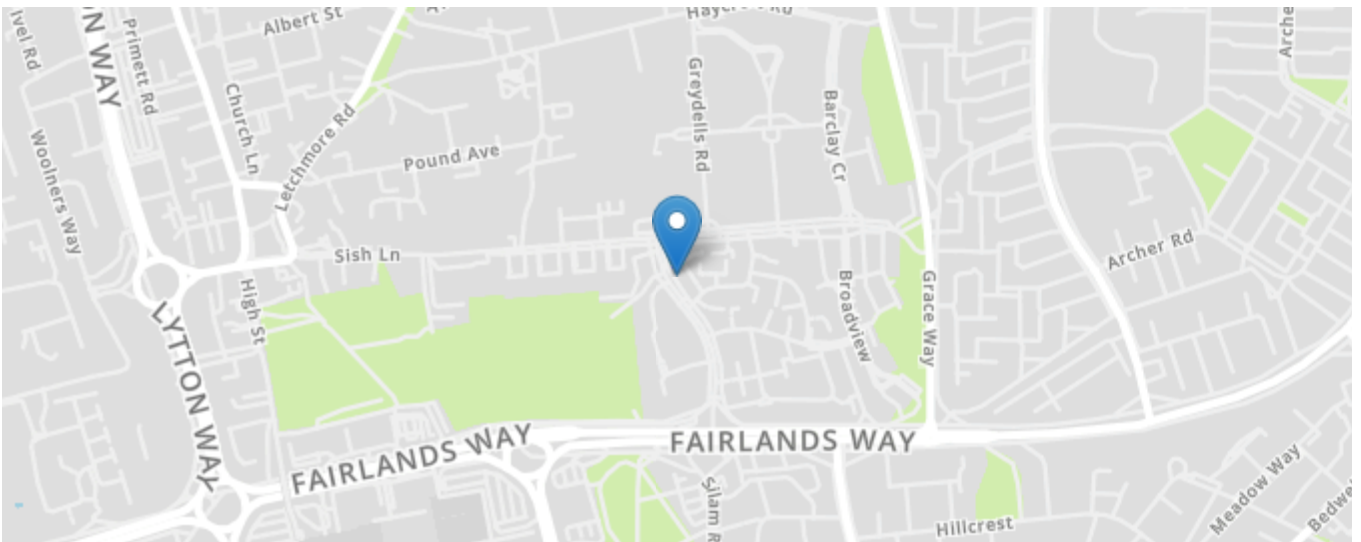
#### Bedroom 2

10' 1" max. x 7' 9" max. (3.07m x 2.36m)

#### Shower Room

6' 9" max. x 6' 7" max. (2.06m x 2.01m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	79	79
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		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.