

## £186,000 Shared Ownership

Typhoon Close, Bracknell, Berkshire RG12 9NF



- Guideline Minimum Deposit £18,600
- Three Storey, End of Terrace House
- Spacious Kitchen/Dining Room
- Very Good Energy-Efficiency Rating
- Two Parking Spaces (+Shared Visitor Spaces)
- Guide Min Income Dual £63k | Single £72.6k
- Approx. 1188 Sqft Gross Internal Area
- Bathroom, Shower Room and Cloakroom
- South East Facing Rear Garden
- 'Outstanding' Local Secondary School

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 40% share. Full market value £465,000). A great chance to buy a spacious, shared-ownership family home. The property has a cloakroom/WC just off the entrance hall with the majority of the ground floor devoted to a full-length kitchen/dining room. Patio doors open onto a paved, south-east-facing rear garden. On the first floor of the house is a dual-aspect room which could either serve as a reception/living room or as a generously-sized bedroom. The bathroom is also on this level, along with one of the three (further) double bedrooms. The remaining two bedrooms, one of which benefits from a stylish en-suite shower room, are on the second floor. Well insulated walls, roof and floor, high performance glazing and a modern gas central heating system all contribute towards a very good energy-efficiency rating. The house comes with two allocated parking spaces and Bracknell town centre/railway station can also be reached on foot or by brief bus or bike ride. The nearby secondary school is Ofsted-rated 'Outstanding' and there are a number of other well-thought-of schools in the local area.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 01/12/2016). Freehold transferred on 100% ownership.

**Minimum Share:** 40% (£186,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £812.25 per month (subject to annual review).

**Service Charge:** £52.12 per month (subject to annual review).

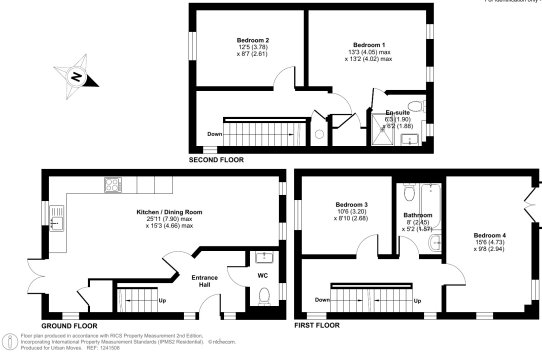
**Ground Rent:** £200.00 for the year.

**Guideline Minimum Income:** Dual - £63,000 | Single - £72,600 (based on minimum share and 10% deposit).

**Council Tax:** Band D, Bracknell Forest 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.

**Typhoon Close, Bracknell, RG12**  
Approximate Area = 1168 sq ft / 110.3 sq m  
For identification only - not to scale



## DIMENSIONS

### GROUND FLOOR

Entrance Hall

Cloakroom

**Kitchen / Dining Room**  
25' 11" max. x 15' 3" max. (7.90m x 4.65m)

### FIRST FLOOR

Landing

**Reception / Bedroom 4**  
15' 6" x 9' 8" (4.72m x 2.95m)

**Bathroom**  
8' 0" x 5' 2" (2.44m x 1.57m)

**Bedroom 3**  
10' 6" x 8' 10" (3.20m x 2.69m)

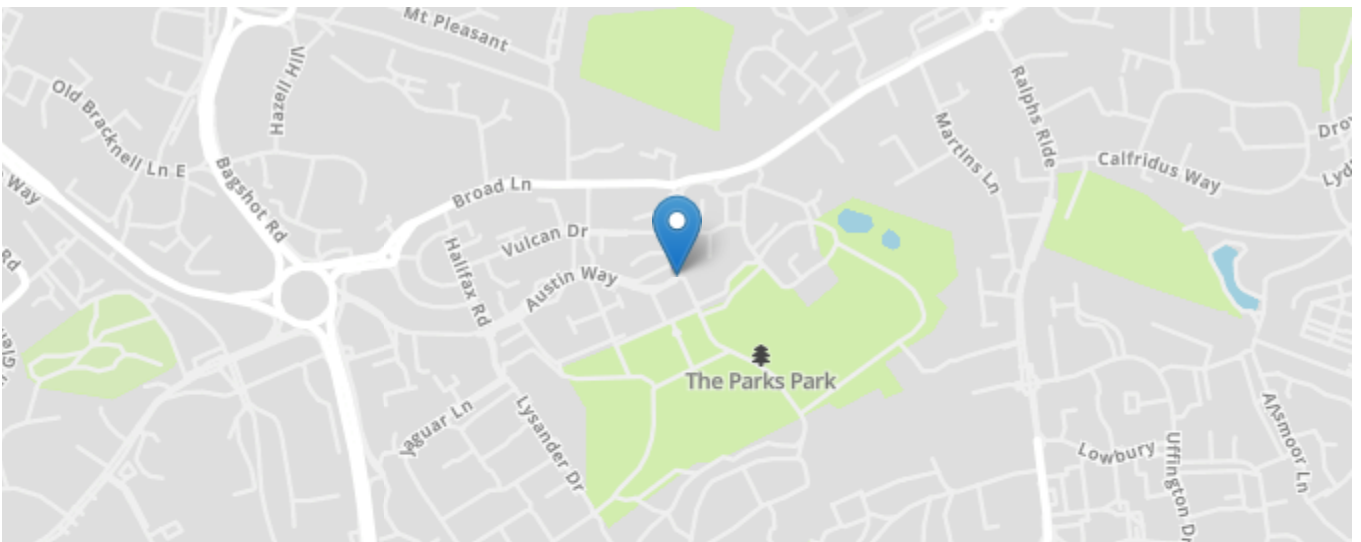
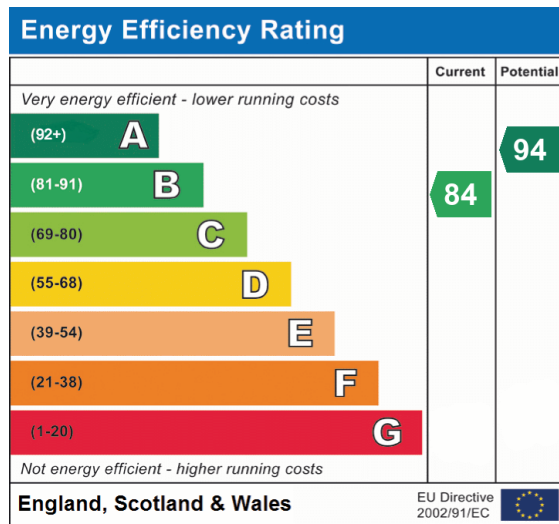
### SECOND FLOOR

Landing

**Bedroom 1**  
13' 3" max. x 13' 2" max. (4.04m x 4.01m)

**En-Suite Shower Room**  
6' 3" x 6' 2" (1.91m x 1.88m)

**Bedroom 2**  
12' 5" x 8' 7" (3.78m x 2.62m)



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.