

## £59,500 Shared Ownership

Pembroke House, 22a Wilton Road, Camberley, Surrey GU15 2TX



- Guideline Minimum Deposit £5,950
- Second Floor (building has a lift)
- Juliette Balcony
- Open Plan Kitchen/Reception Room
- Very Good Energy Efficiency Rating
- Guide Min Income Dual £25.3k | Single £28.5k
- Approx. 462 Sqft Gross Internal Area
- Overlooks Communal Garden
- Good-Sized Bedroom
- Parking Space

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £170,000). A well-presented, second-floor apartment which has an open-plan kitchen/reception room with attractive flooring, sleek units, integrated appliances and a Juliette balcony that overlooks the communal garden. There is a good-sized bedroom and a stylish bathroom. Pembroke House is a recently-built development and the demanding insulation standards and high performance glazing combined with a modern gas central heating system make for a very good energy-efficiency rating. A Co-op store occupies the ground-floor retail unit and the Camberley and Frimley town centres and railway stations are within easy reach. The property comes with use of an off-street parking space and is just a short drive from junction 4 of the M3 if travelling by road.

**Housing Association:** Clarion.

**Tenure:** Leasehold (150 years less 10 days from 21/12/2018).

**Minimum Share:** 35% (£59,500). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £401.52 per month (subject to annual review).

**Service Charge:** £139.63 per month (subject to annual review).

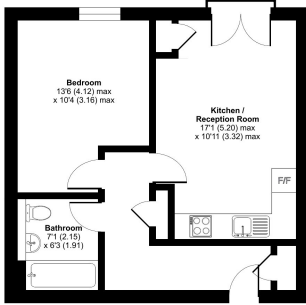
**Guideline Minimum Income:** Dual - £25,300 | Single - £28,500 (based on minimum share and 10% deposit).

**Council Tax:** Band C, Surrey Heath 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).



**Wilton Road, Camberley, GU15**  
Approximate Area = 462 sq ft / 42.9 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) standards. Produced for Urban Moves, REF: 1465316

## DIMENSIONS

### SECOND FLOOR

#### Entrance Hallway

#### Reception

17' 1" max. x 10' 11" max. (5.20m x 3.32m)

#### Kitchen


included in reception measurement

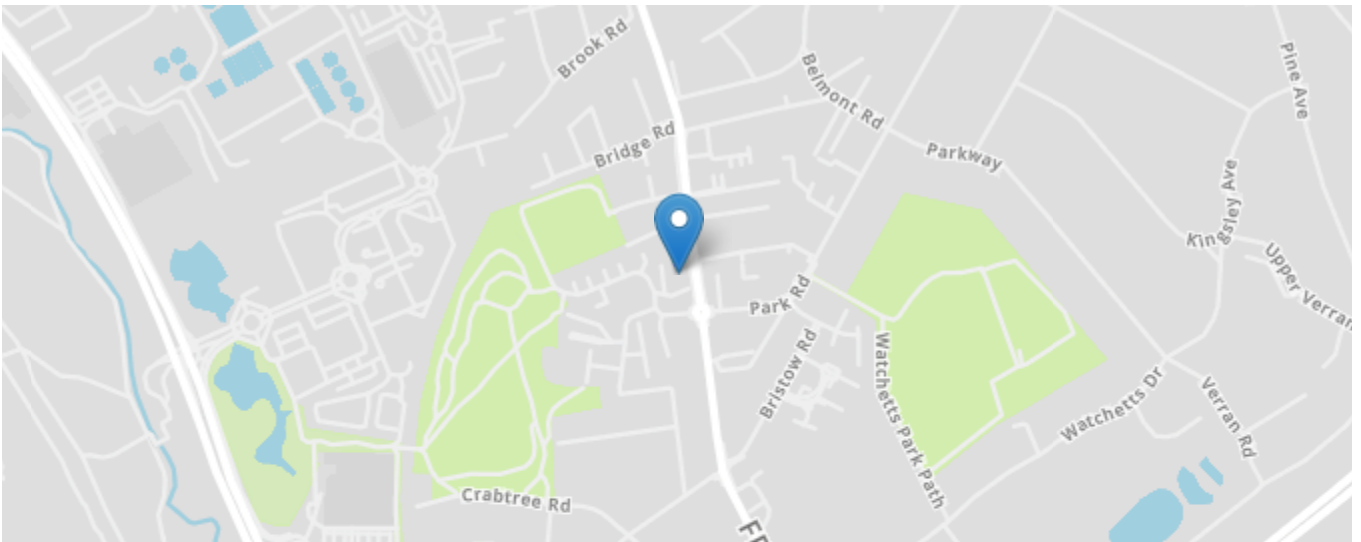
#### Bedroom

13' 6" max. x 10' 4" max. (4.12m x 3.16m)

#### Bathroom

7' 1" max. x 6' 3" max. (2.15m x 1.91m)

| Energy Efficiency Rating                    |          | Current   | Potential |
|---|----------|---|-----------|
| Very energy efficient - lower running costs |          |   |           |
| (92+)                                       | <b>A</b> |   |           |
| (81-91)                                     | <b>B</b> | <b>85</b>   | <b>85</b> |
| (69-80)                                     | <b>C</b> |   |           |
| (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.