

£106,750 Shared Ownership

Merino Road, East Anton, Andover, Hampshire SP11 6SP



- Guideline Minimum Deposit £10,675
- Two Storey, Semi Detached House
- Two Good-Sized Double Bedrooms
- Very Good Energy-Efficiency Rating
- South West Facing Rear Garden
- Guide Min Income Dual £31.4k | Single £37.6k
- Approx. 862 Sqft Gross Internal Area
- Bathroom plus Downstairs WC
- Front Garden
- Two Parking Spaces

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £305,000). This recently-built and immaculately-presented property has a good-sized front garden and a smart entrance hallway. The ground floor features a spacious kitchen, a central cloakroom/WC and a full-width reception room with attractive flooring. A door leads out to a south-west-facing rear garden with lawn, timber shed and a patio that blends into the path to the back gate. Upstairs, on the first floor of the house, are two generously-sized double bedrooms and a bathroom with limestone-style tiles. 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 property comes with two off-street parking spaces, just beyond the garden gate, and the local roads allow easy access to the A303 and the M3 as well as the many places of interest that Hampshire has to offer. Andover's railway station and attractive town centre can also be reached by brief cycle ride.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/05/2020). Freehold transferred on 100% ownership.

Minimum Share: 35% (£106,750). The housing association will expect that you will purchase the largest share affordable.

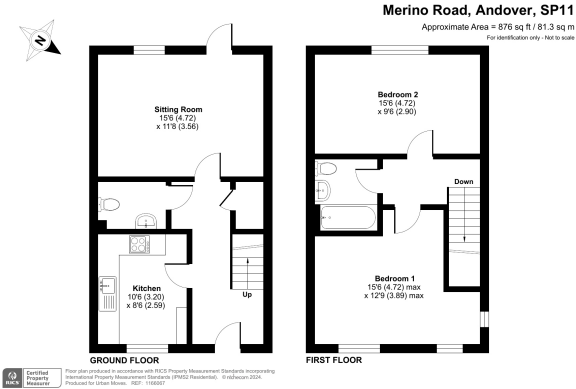
Shared Ownership Rent: £472.96 per month (subject to annual review).

Service Charge: £35.41 per month (subject to annual review).

Guideline Minimum Income: Dual - £31,400 | Single - £37,600 (based on minimum share and 10% deposit).

Council Tax: Band C, Test Valley 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.



DIMENSIONS

GROUND FLOOR

Entrance Hallway

Kitchen
10' 6" x 8' 5" (3.20m x 2.56m)

W.C.
5' 9" x 4' 6" (1.76m x 1.36m)

Living Room
15' 6" x 11' 8" (4.73m x 3.55m)

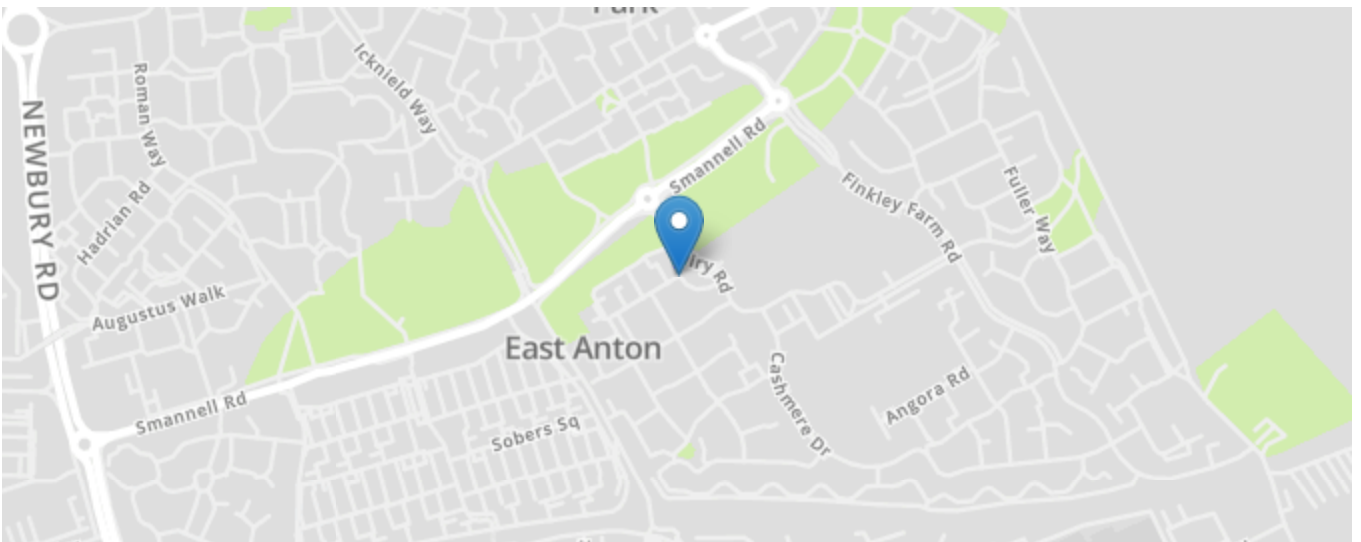
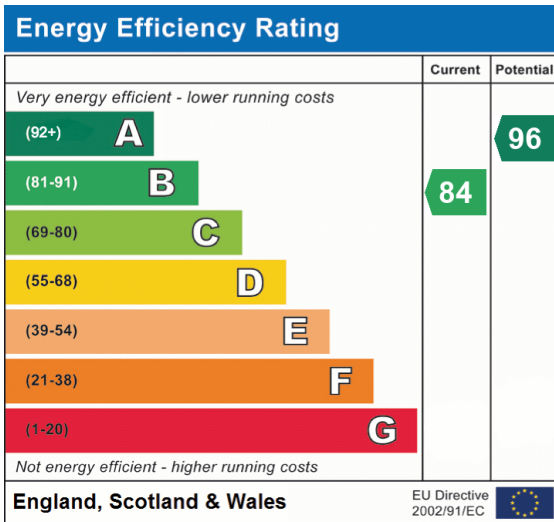
FIRST FLOOR

Landing

Bedroom 1
15' 5" max. x 12' 7" max. (4.71m x 3.84m)

Bathroom
6' 9" max. x 6' 3" max. (2.06m x 1.90m)

Bedroom 2
15' 6" x 9' 5" (4.72m x 2.86m)



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.