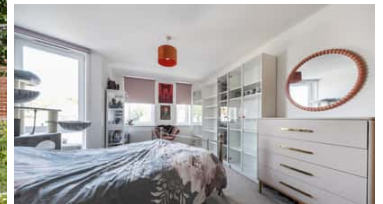


£96,750 Shared Ownership

Pembroke House, 22A Wilton Road, Camberley GU15 2TX



- Guideline Minimum Deposit £9,675
- First Floor (building has a lift)
- Semi-Open-Plan Kitchen/Reception Room
- Very Good Energy Efficiency Rating
- Parking Space
- Guide Min Income Dual £35.6k | Single £41.8k
- Approx. 655 Sqft Gross Internal Area
- Juliette Balcony
- Communal Garden
- Town Centre/Station within Easy Reach

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 45% share. Full market value £215,000). Pembroke House is a modern development within easy reach of both Camberley and Frimley town centres. The property available is on the first floor and is very well presented throughout. Features include a twenty-four-foot reception room with attractive flooring, a Juliette balcony and a semi-open-plan kitchen area with sleek, white units and integrated appliances. The spacious main bedroom has a triangular bay in addition to the two, more conventional, windows. There is a smaller second bedroom, ideal for use as a home office, plus a smart, modern bathroom and a pair of hallway storage/utility cupboards. Well insulated walls, high performance glazing and gas central heating make for a very good energy efficiency rating. The development has a Co-op store in the ground-floor retail unit, a communal garden and a parking area that includes a space for this flat.

Housing Association: Clarion.

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

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

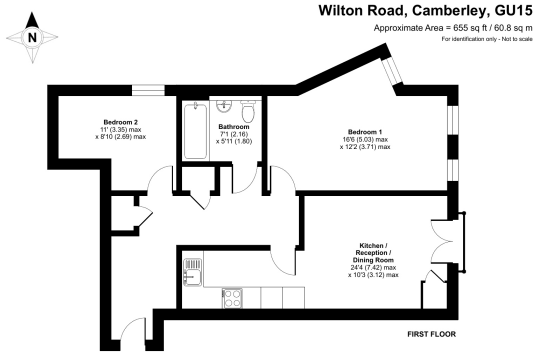
Shared Ownership Rent: £463.64 per month (subject to annual review).

Service Charge: £207.26 per month (subject to annual review).

Guideline Minimum Income: Dual - £35,600 | Single - £41,800 (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).



Plan produced in accordance with RICS Property Measurement 2nd Edition (incorporating International Property Measurement Standards (IPMS) Recommendations) © Urbanmoves 2023. Produced for Urban Moves. REF: 1602174

DIMENSIONS

FIRST FLOOR

Entrance Hallway

Reception

24' 4" max. x 10' 3" max. (7.42m x 3.12m)

Kitchen

included in reception measurement

Bedroom 1

16' 6" max. x 12' 2" max. (5.03m x 3.71m)

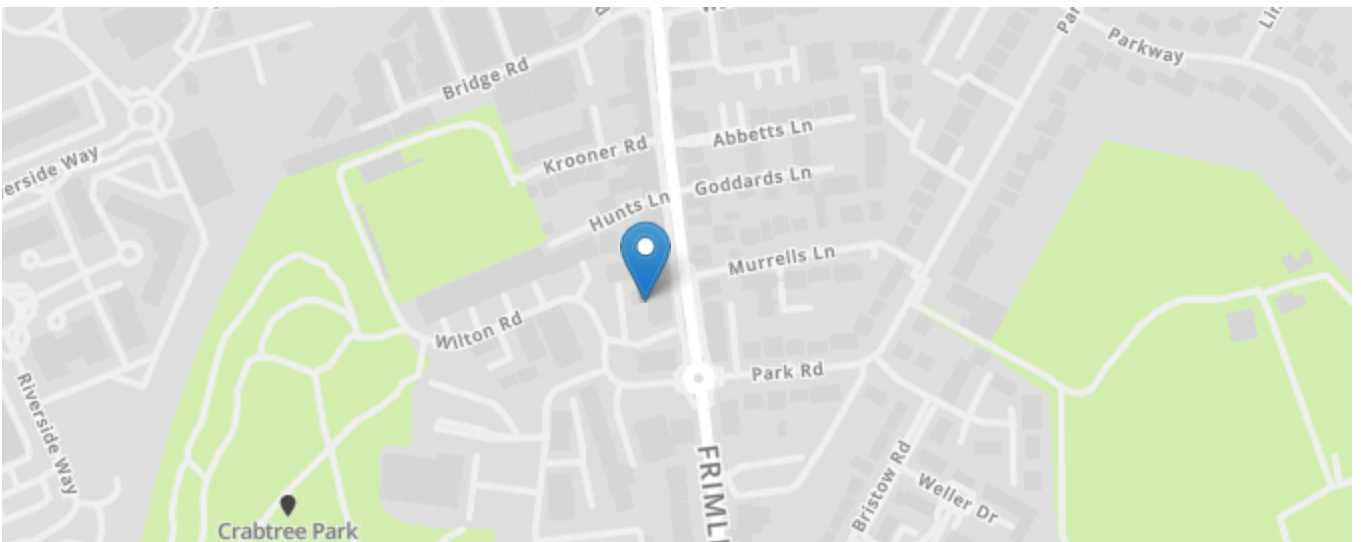
Bathroom

7' 1" max. x 5' 11" max. (2.16m x 1.80m)

Bedroom 2

11' 0" max. x 8' 10" max. (3.35m x 2.69m)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	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.