

## £76,000 Shared Ownership

Apple Tree Road, Midhurst, West Sussex GU29 9FJ



- Guideline Minimum Deposit £7,600
- Second (Top) Floor
- Reception Separate from Kitchen
- Fitted Wardrobe in Main Bedroom
- Good Energy Efficiency Rating
- Guide Min Income Dual £26.2k | Single £29.8k
- Approx. 629 Sqft Gross Internal Area
- South Facing Balcony
- Spacious, Naturally-Lit Bathroom
- Parking Space

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 40% share. Full market value £190,000). A smartly-presented, two-bedroom flat in a modern development in semi-rural West Sussex. Midhurst is an attractive town which dates back to medieval times and lies in the heart of the South Downs National Park, approximately twelve miles north of Chichester. The property available is on the second (top) floor and features a twenty-two-foot, dual-aspect reception room with south-facing balcony. There is a separate kitchen, a spacious, naturally-lit bathroom, hallway storage and a fitted wardrobe in the larger bedroom. The flat comes with use of an allocated, off-street parking space and is within easy reach of the town centre.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 01/01/2008).

**Minimum Share:** 40% (£76,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £359.94 per month (subject to annual review).

**Service Charge:** £123.38 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £26,200 | Single - £29,800 (based on minimum share and 10% deposit).

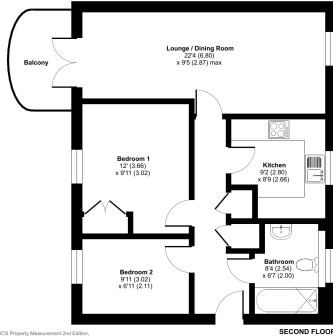
**Council Tax:** Band B, Chichester District Council. Priority is given to applicants living and/or working in this local authority.

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 not permitted (except assistance animals).



**Apple Tree Road, Midhurst, GU29**

Approximate Area = 629 sq ft / 58.4 sq m  
For identification only - not to scale



1 Floor plan produced in accordance with RICS Property Measurement 4th Edition. Accredited Residential Property Measurement Standards (APRS) member. Produced by Urban Moves. REF: 148341. ©Urbanmoves 2020

## DIMENSIONS

### SECOND FLOOR

**Hallway**

17' 10" x 5' 1" max. (5.44m x 1.55m)

**Lounge / Dining Room**

22' 4" x 9' 5" max. (6.80m x 2.87m)

**Balcony**

9' 1" x 4' 11" (2.77m x 1.50m)

**Kitchen**

9' 2" max. x 8' 9" max. (2.80m x 2.66m)

**Bedroom 1**

12' 0" x 9' 11" (3.66m x 3.02m)

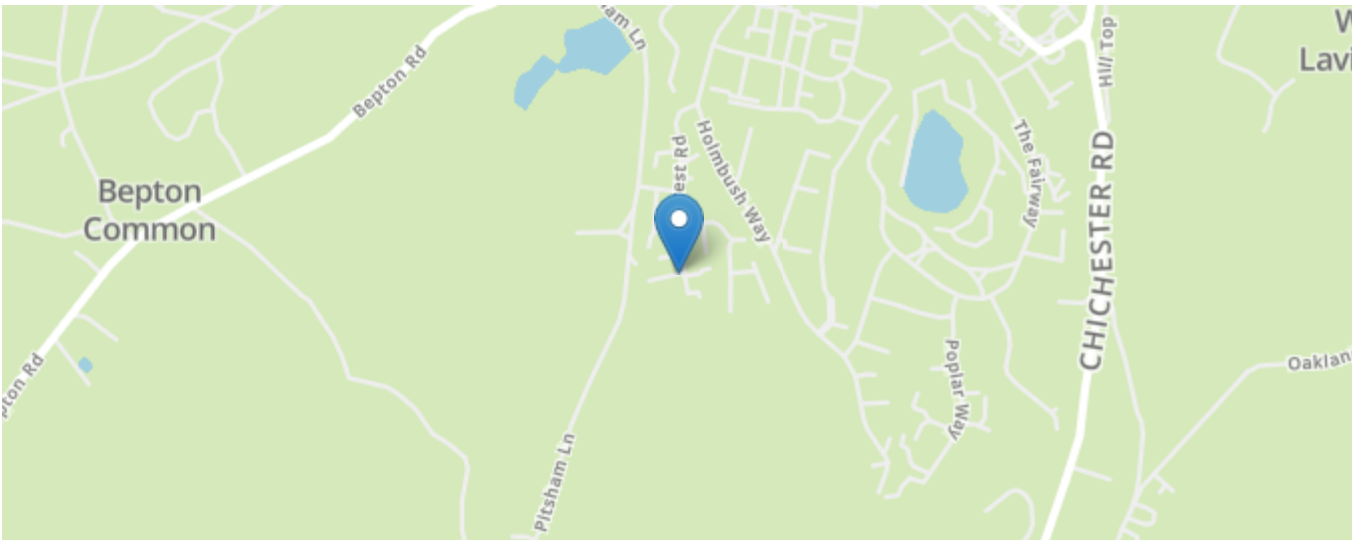
**Bedroom 2**

9' 11" x 6' 11" (3.02m x 2.11m)

**Bathroom**

8' 4" max. x 6' 7" max. (2.54m x 2.00m)

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>	76	77
(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.