

£86,000 Shared Ownership

Sharp Court, Stevenage, Hertfordshire SG1 3UJ



- Guideline Minimum Deposit £8,600
- First Floor
- South/South-West Facing Balcony
- Attractive Bathroom
- Communal (Gated) Parking
- Guide Min Income Dual £28k | Single £32.5k
- Approx. 588 Sqft Gross Internal Area
- Stylish Kitchen
- Very Good Energy Efficiency Rating
- Walking Distance to Town Centre/Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £215,000). This immaculately-presented flat is on the first floor and has a spacious reception room which receives plenty of natural light, thanks to the south/south-west-facing windows. A large door leads out onto the balcony. There is a stylish kitchen, a good-sized main bedroom, a smaller second bedroom and an attractive bathroom and a large hallway storage cupboard. Well insulated walls, modern double glazing and Nest operated gas central heating make for a very good energy-efficiency rating. Sharp Court has a gated, communal car park plus cycle storage and is located within comfortable walking distance of the modern town centre, the railway station and the Old Town High Street. There are several well-thought-of schools in the local area.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/01/2007).

Minimum Share: 40% (£86,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £363.12 per month (subject to annual review).

Service Charge: £132.20 per month (subject to annual review).

Guideline Minimum Income: Dual - £28,000 | Single - £32,500 (based on minimum share and 10% deposit).

Council Tax: Band B, Stevenage 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).

DIMENSIONS

FIRST FLOOR

Entrance Hall

Bedroom 1

10' 10" x 9' 11" (3.31m x 3.01m)

Bathroom

6' 8" max. x 6' 6" max. (2.04m x 1.97m)

Bedroom 2

9' 11" max. x 7' 8" max. (3.01m x 2.34m)

Kitchen

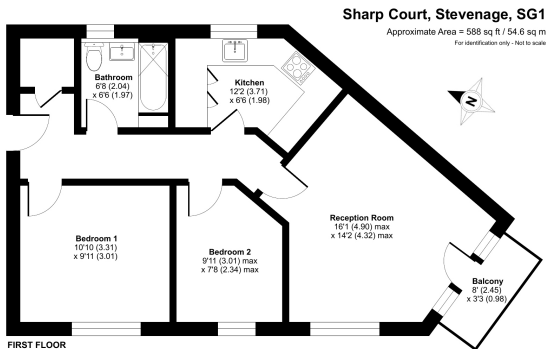
12' 2" max. x 6' 6" (3.71m x 1.98m)

Reception Room

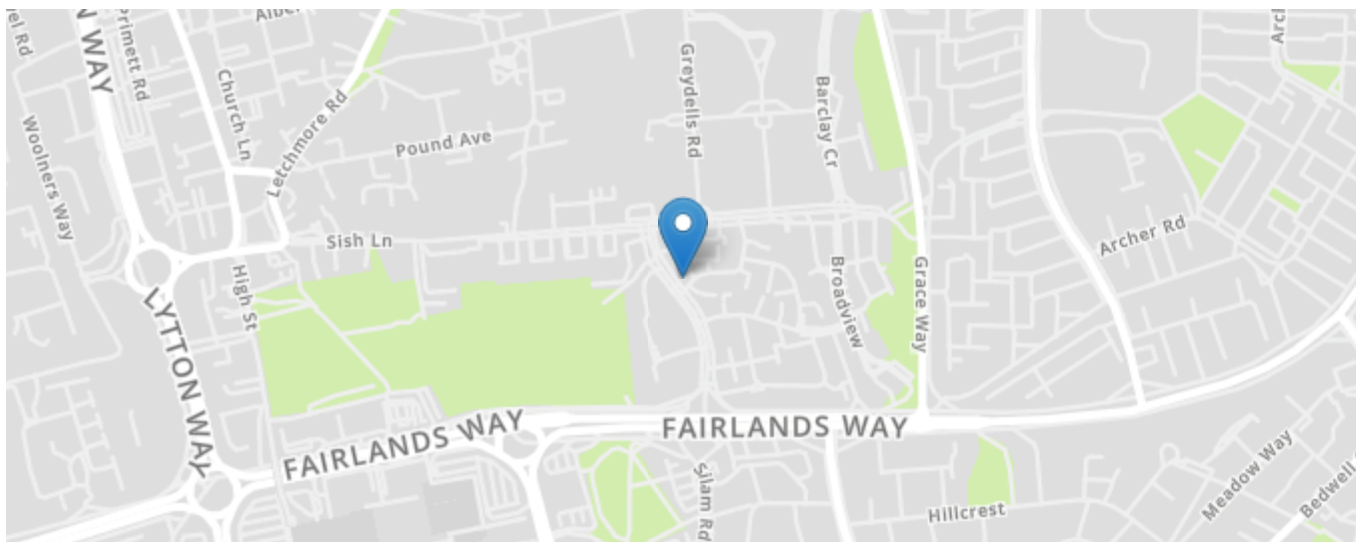
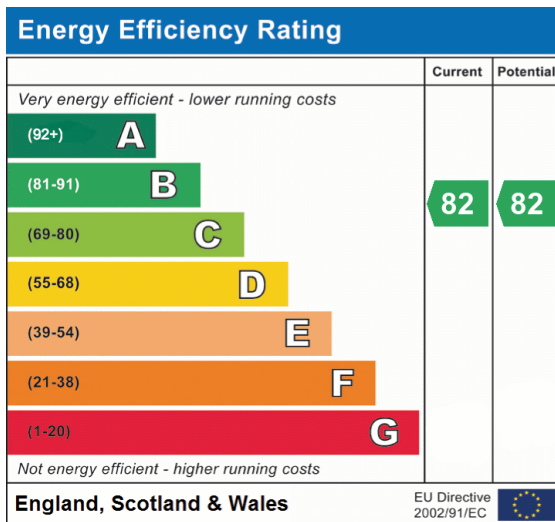
16' 1" max. x 14' 2" max. (4.90m x 4.32m)

Balcony

8' 0" x 3' 3" (2.45m x 0.98m)



Plan plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Standard). © Urbanmoves Ltd. Produced for Urban Moves. REF: 140220



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