

£154,350 Shared Ownership

Wornham Avenue, Stevenage, Hertfordshire SG1 3UG



- Guideline Minimum Deposit £15,435
- First Floor
- Kitchen Separate from Reception Room
- Stylish, Naturally-Lit Bathroom
- South/South-West Facing Balcony
- Guide Min Income Dual £33.7k | Single £40k
- Approx. 586 Sqft Gross internal Area
- Two Double Bedrooms
- Good Energy Efficiency Rating
- Communal (Gated) Parking

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 63% share. Full market value £245,000). A smartly-presented, first-floor flat which has a reception room with south/south-west-facing balcony and a separate kitchen. There is a spacious main bedroom, a second, smaller, double bedroom and a stylish, naturally-lit bathroom. Well insulated walls, double glazing and gas central heating make for a good energy-efficiency rating. To the rear of the development is a communal parking area with gated access. Wornham Avenue is located within comfortable walking distance of the modern town centre, the railway station and the Old Town High Street. The beautiful, open spaces of Fairlands Valley Park are also within easy reach. Ofsted list three highly-rated primary schools within an approx. half-mile radius.

Housing Association: Clarion.

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

Minimum Share: 63% (£154,350). The housing association will expect that you will purchase the largest share affordable.

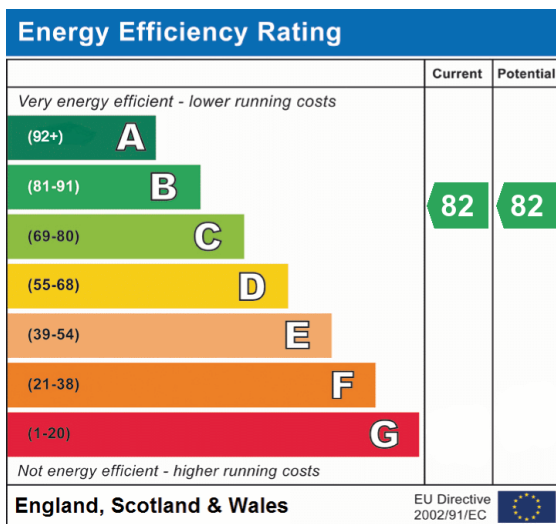
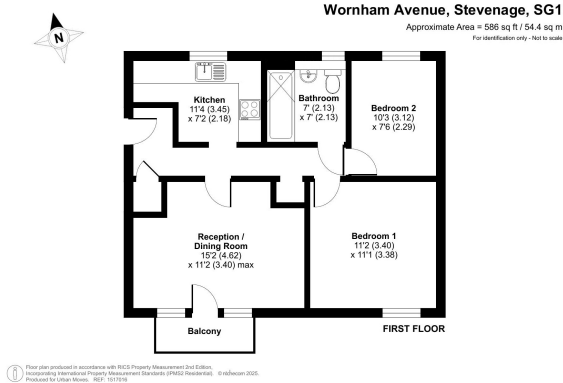
Shared Ownership Rent: £181.26 per month (subject to annual review).

Service Charge: £124.92 per month (subject to annual review).

Guideline Minimum Income: Dual - £33,700 | Single - £40,000 (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 not permitted.



DIMENSIONS

FIRST FLOOR

Entrance Hallway

Kitchen

11' 4" max. x 7' 2" max. (3.45m x 2.18m)

Reception Room

15' 2" x 8' 0" (4.62m x 2.44m) ?

Balcony

Bedroom 1

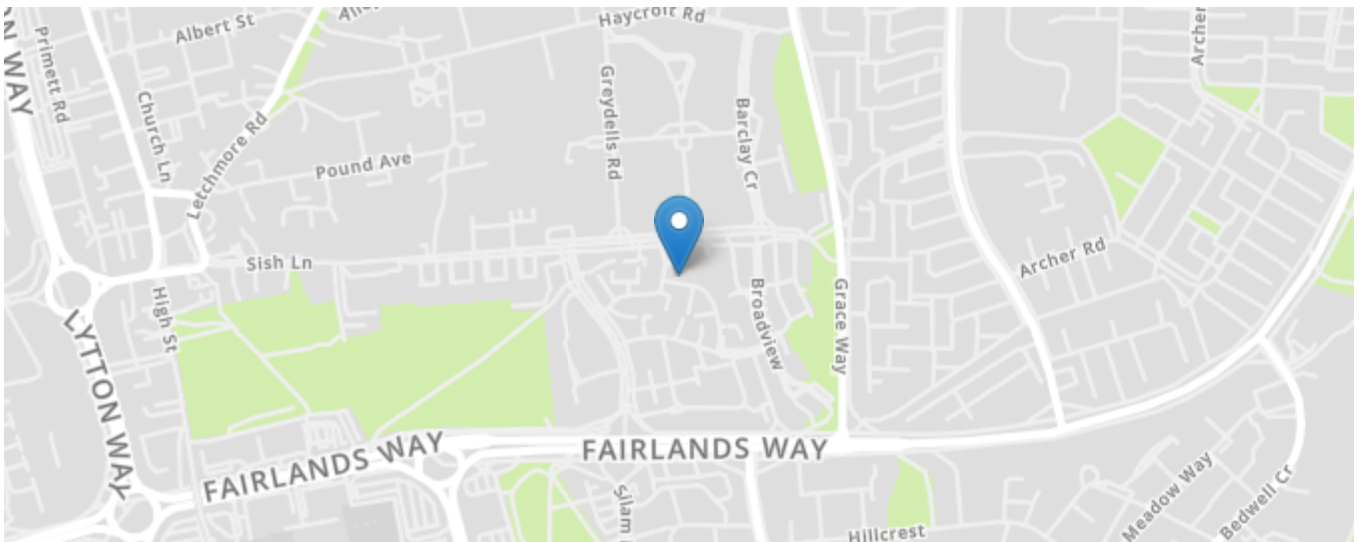
11' 2" x 11' 1" (3.40m x 3.38m)

Bedroom 2

10' 3" x 7' 6" (3.12m x 2.29m)

Bathroom

7' 0" max. x 7' 0" max. (2.13m x 2.13m)



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.