

£85,500 Shared Ownership

Mills Chase, Bracknell, Berkshire RG12 9RE



- Guideline Minimum Deposit £8,550
- Second (Top) Floor
- Dual Aspect Reception Room
- Semi-Open-Plan Kitchen
- Parking Space
- Guide Min Income Dual £36.6k | Single £42.8k
- Approx. 773 Sqft Gross Internal Area
- South West Facing Balcony
- Very Good Energy Efficiency Rating
- Town Centre/Station within Easy Reach

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 30% share. Full market value £285,000). This smartly-presented flat is on the top floor and has a dual-aspect reception room with doors that lead out onto the south-west-facing balcony. There is a semi-open-plan and naturally-lit kitchen and a good-sized bathroom. The main bedroom features a fitted wardrobe as well as a dressing room and the second bedroom is a spacious double. Well insulated walls and roof, modern double glazing and gas central heating make for a very good energy efficiency rating. The development has a communal rear lawn and is also adjacent to the woodland and beautiful open fields of 'The Parks', which includes a community centre and sporting facilities. Bracknell Station and the town centre are within comfortable walking distance or a brief cycle ride. Nearby Ranelagh Secondary School is Ofsted-rated 'Outstanding' and there are well-thought-of primaries in the surrounding area. The flat comes with use of a parking space and secure bike storage.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/12/2015).

Minimum Share: 30% (£85,500). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £560.36 per month (subject to annual review).

Service Charge: £197.60 per month (subject to annual review).

Ground Rent: £150.00 for the year.

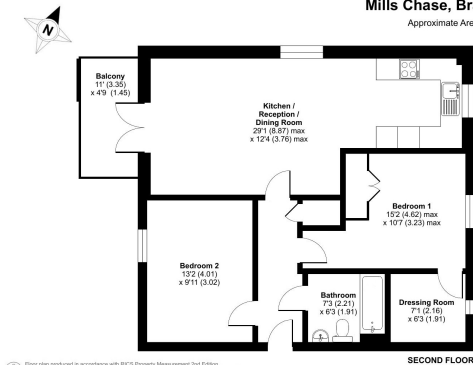
Guideline Minimum Income: Dual - £36,600 | Single - £42,800 (based on minimum share and 10% deposit).

Council Tax: Band C, Bracknell Forest 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).

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Approximate Area = 773 sq ft / 71.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © Urbanmoves. Produced for Urbanmoves. 1027/102050

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	81	81
(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	

DIMENSIONS

SECOND FLOOR

Reception

29' 1" max. x 12' 4" max. (8.87m x 3.76m)

Kitchen

included in reception measurements

Balcony

11' 0" x 4' 9" (3.35m x 1.45m)

Bedroom 1

15' 2" max. x 10' 7" max. (4.62m x 3.23m)

Dressing Room

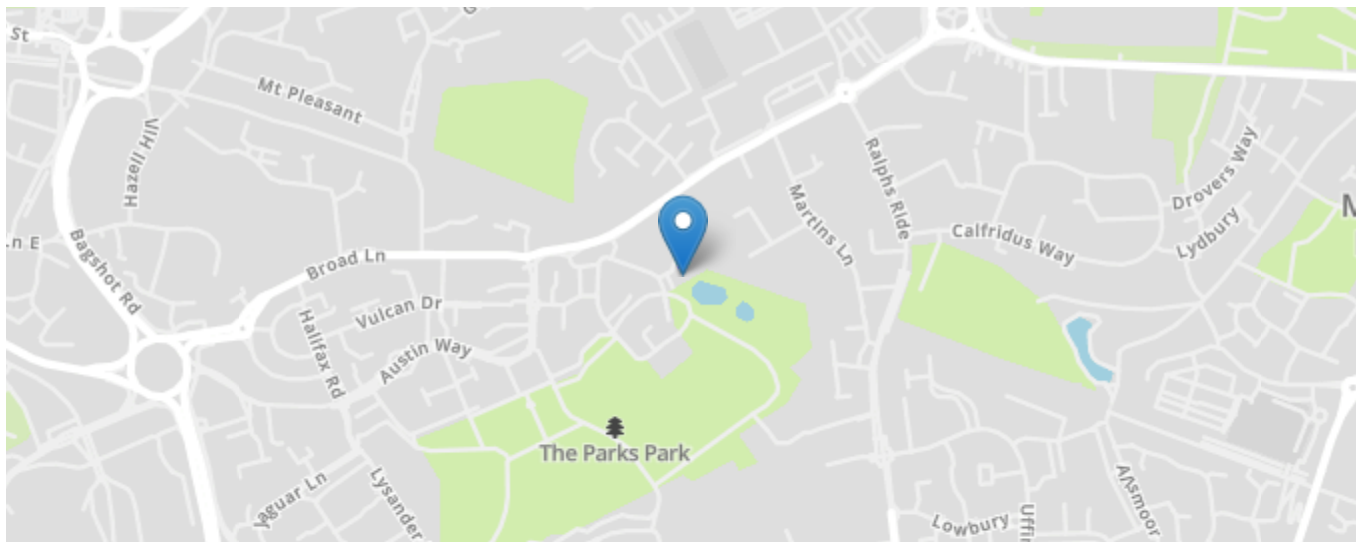
7' 1" x 6' 3" (2.16m x 1.91m)

Bedroom 2

13' 2" x 9' 11" (4.01m x 3.02m)

Bathroom

7' 3" max. x 6' 3" max. (2.21m x 1.91m)



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.