urban moves
ALL THE RIGHT VALUES

£90,000 Shared Ownership

Arbor House, Gaywood Drive, Newbury, Berkshire RG14 2PR






- Guideline Minimum Deposit £9,000
- Second (Top) Floor
- Balcony Overlooks Communal Garden
- Parking Space
- Guide Min Income - Dual £35k Single £41.3k
- Approx. 684 Sqft Gross Internal Area
- Double Glazing and Gas Central Heating
- Town Centre Within Easy Reach

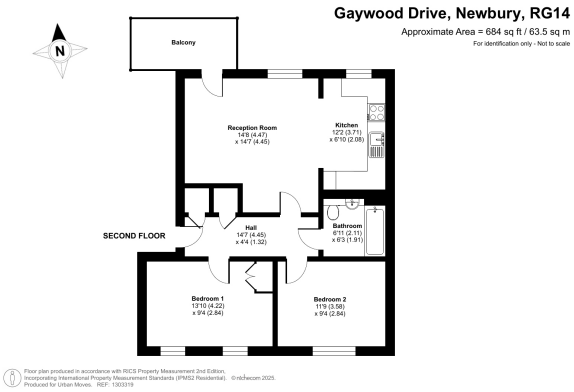
GENERAL DESCRIPTION

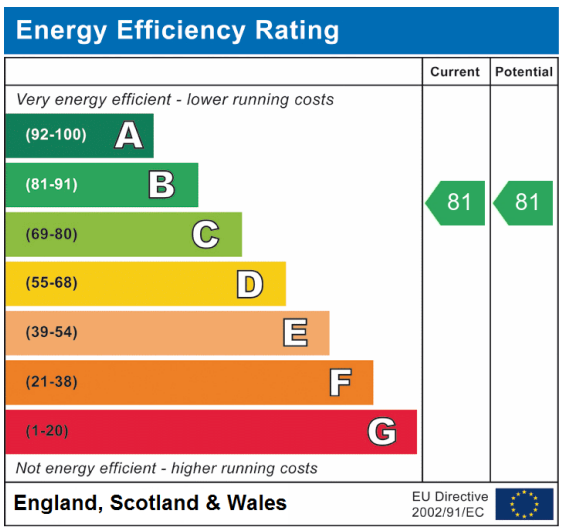
SHARED OWNERSHIP (Advertised price represents 50% share. Full market value £180,000). A top-floor, two-bedroom flat in a modern development in semi-rural West Berkshire. The countryside surrounding Newbury is part of the North Wessex Downs area of outstanding natural beauty and is criss-crossed by the picturesque rivers Lambourn and Kennet. The region is also known for its top-class racecourse. The centre of Newbury has a shopping district with a healthy mix of well-known names and local independents and can be reached via bus or short bike ride. This property available features a reception room with semi-open-plan kitchen and access to a balcony overlooking the communal garden. The bedrooms are both good-sized doubles and the bathroom has been upgraded by the current owner to feature marble-style panelling and improved fittings including a large, overhead shower. Well insulated walls and roof, double glazing and gas central heating make for a very good energy-efficiency rating. The flat comes with use of a parking space.

Housing Association: A2Dominion.
Tenure: Leasehold (125 years from 15/12/2006).
Minimum Share: 50% (£90,000). The housing association will expect that you will purchase the largest share affordable.
Shared Ownership Rent: £401.38 per month (subject to annual review).
Service Charge: £182.18 per month (subject to annual review).
Guideline Minimum Income: Dual - £35,000 | Single - £41,300 (based on minimum share and 10% deposit).
Council Tax: Band C, West Berkshire 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).

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DIMENSIONS

SECOND FLOOR

Entrance Hallway
14' 7" x 4' 4" (4.45m x 1.32m)

Reception Room
14' 8" x 14' 7" (4.47m x 4.45m)

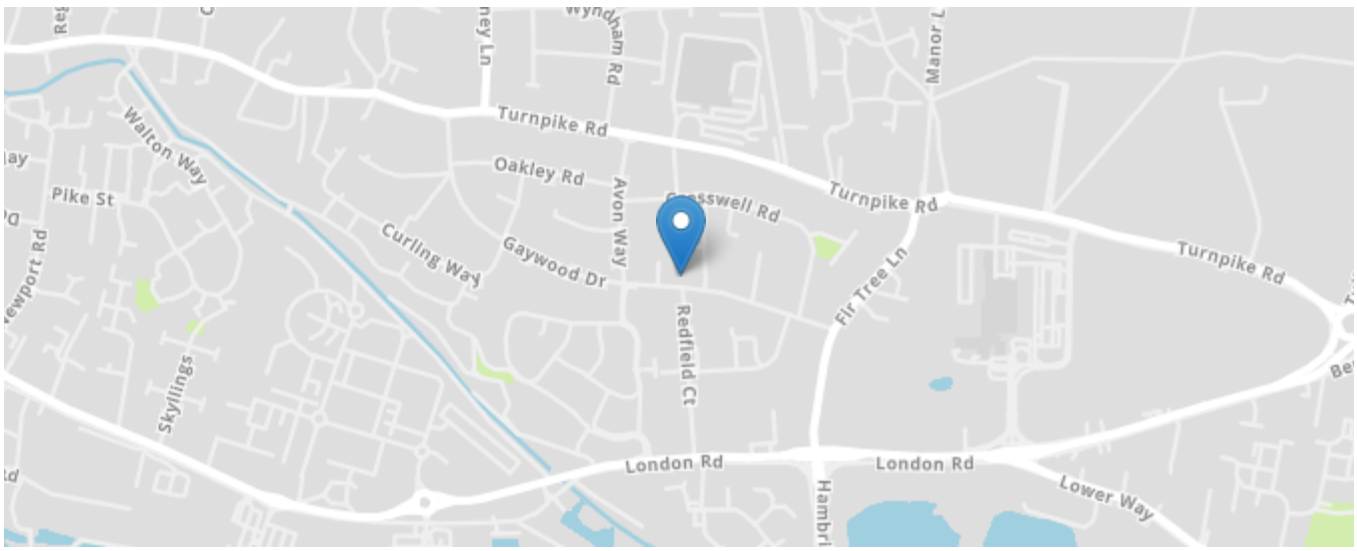
Balcony

Kitchen
12' 2" x 6' 10" (3.71m x 2.08m)

Bedroom 1
13' 10" x 9' 4" (4.22m x 2.84m)

Bedroom 2
11' 9" x 9' 4" (3.58m x 2.84m)

Bathroom
6' 11" max. x 6' 3" max. (2.11m 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.