

£217,500 Shared Ownership

Cashmere Drive, Andover, Hampshire SP11 6ZQ



- Guideline Minimum Deposit £21,750
- Two Storey, End of Terrace House
- Two Good-Sized Double Bedrooms
- Very Good Energy Efficiency Rating
- South Facing Rear Garden
- Guide Min Income Dual £44.1k | Single £50.3k
- Approx. 808 Sqft Gross Internal Area
- Bathroom plus Downstairs WC
- Front/Side Garden
- Two Parking Spaces

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 75% share. Full market value £290,000). This recently-constructed property forms one end of a short terrace and the position allows the front garden to wrap around the side of the house as well. The entrance hall leads to a spacious kitchen, a central cloakroom/WC and a full-width reception/dining room. Upstairs, on the first floor, are two generously-sized bedrooms and a simple, modern bathroom. Well insulated walls, roof and floor, high performance glazing and gas central heating all contribute towards a very good energy-efficiency rating. The property comes with a south-facing rear garden, which can also be accessed via a side gate, and two parking spaces. Andover town centre is only a brief drive/cycle ride away and can also be reached via local bus. The A303, that skirts the southern edge of the town, also allows for easy travel further afield and the surrounding area is famous for its picturesque countryside, ancient sites and other places of interest.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/03/2020). Freehold transferred on 100% ownership.

Share Available: 75% (£217,500).

Shared Ownership Rent: £180.93 per month (subject to annual review).

Service Charge: £35.10 per month (subject to annual review).

Guideline Minimum Income: Dual - £44,100 | Single - £50,300 (based on minimum share and 10% deposit).

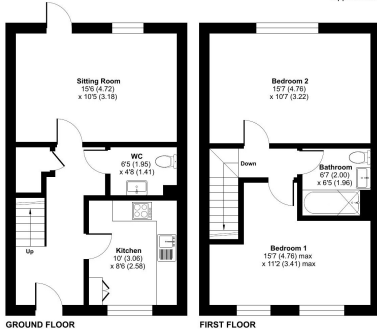
Council Tax: Band C, Test Valley Borough Council. Priority is given to applicants living and/or working in this local authority.

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.



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Approximate Area = 808 sq ft / 75 sq m
For identification only - Not to scale



① Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
Incorporating International Property Measurement Standards (IPMS) Residential. © Urbanmoves 2020.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B		
(69-80) C	83	
(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

GROUND FLOOR

Entrance Hall

Kitchen

10' 0" x 8' 6" (3.06m x 2.58m)

W.C.

6' 5" x 4' 8" (1.95m x 1.41m)

Sitting Room

15' 6" x 10' 5" (4.72m x 3.18m)

FIRST FLOOR

Landing

Bedroom 1

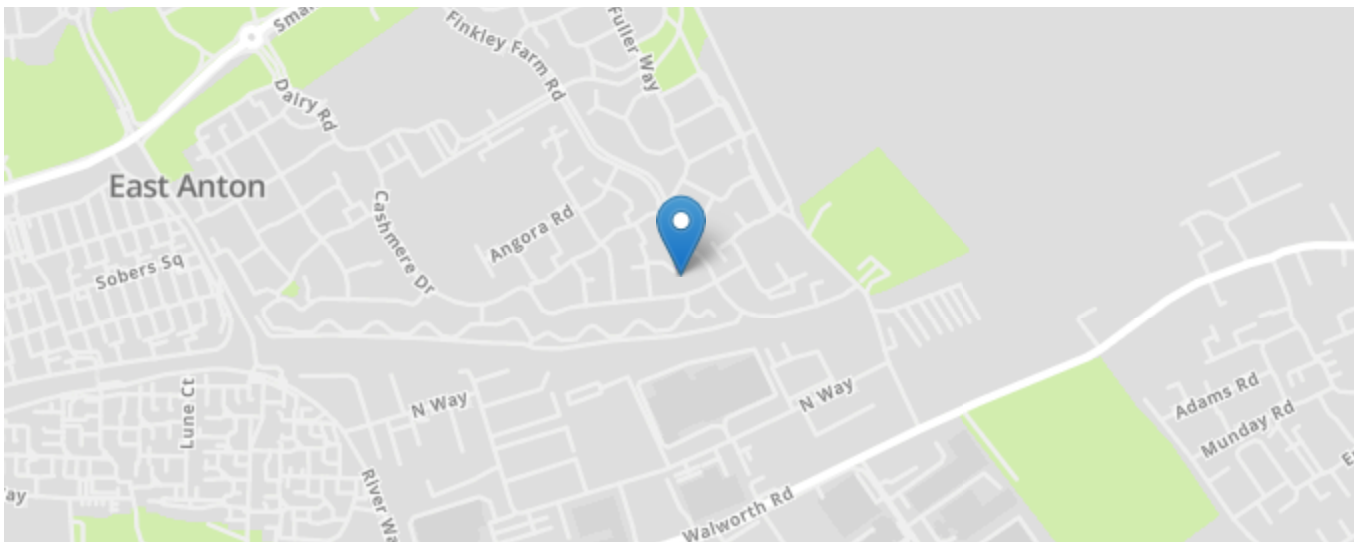
15' 7" x 11' 2" (4.76m x 3.41m)

Bathroom

6' 7" max. x 6' 5" max. (2.00m x 1.96m)

Bedroom 2

15' 7" x 10' 7" (4.76m x 3.22m)



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.