

£102,500 Shared Ownership

Starling Way, Fleet, Hampshire GU51 5DQ



- Guideline Minimum Deposit £10,250
- Two Storey, End of Terrace House
- Kitchen plus Reception/Dining Room
- Bathroom plus Downstairs WC
- Rear Garden
- Guide Min Income Dual £49.2k | Single £56.4k
- Approx. 786 Sqft Gross Internal Area
- Two Good-Sized Double Bedrooms
- Very Good Energy Efficiency Rating
- Two Parking Spaces

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £410,000). This well-presented property forms one end of a four-house terrace. Features include a kitchen with sleek, white units and contrasting work surfaces, a central cloakroom/WC and a spacious reception room at the rear. Patio doors open onto a garden with covered seating area and low-maintenance lawn. On the first floor of the house are two full-width bedrooms and a naturally-lit bathroom. Well insulated walls, roof and floor, high performance glazing and a modern gas central heating system all contribute towards a very good energy-efficiency rating. Hart Leisure Centre offers excellent facilities and is just a few minutes walk away plus Edenbrook Country Park provides nature-rich outside space to enjoy. The local schools, primary and secondary, have all been given high Ofsted ratings. The property comes with parking for two cars.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/09/2017). Freehold transferred on 100% ownership.

Minimum Share: 25% (£102,500). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £911.17 per month (subject to annual review).

Service Charge: £69.32 per month (subject to annual review).

Ground Rent: £150.00 for the year.

Guideline Minimum Income: Dual - £49,200 | Single - £56,400 (based on minimum share and 10% deposit).

Council Tax: Band D, Hart District 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.

DIMENSIONS

GROUND FLOOR

Entrance Hall

Kitchen

10' 6" x 7' 7" max. (3.21m x 2.31m)

W.C.

Reception Room

14' 10" max. x 13' 0" (4.51m x 3.96m)

FIRST FLOOR

Bedroom 1

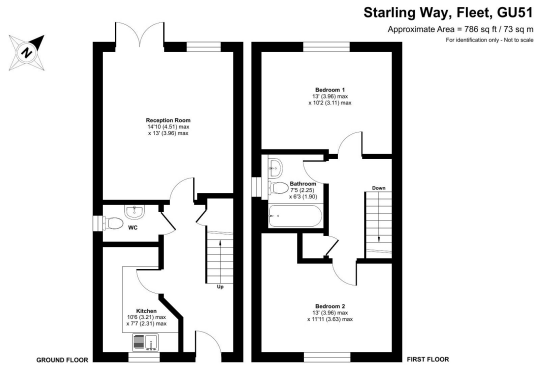
13' 0" x 10' 2" max. (3.96m x 3.11m)

Bathroom

7' 5" max. x 6' 3" max. (2.25m x 1.90m)

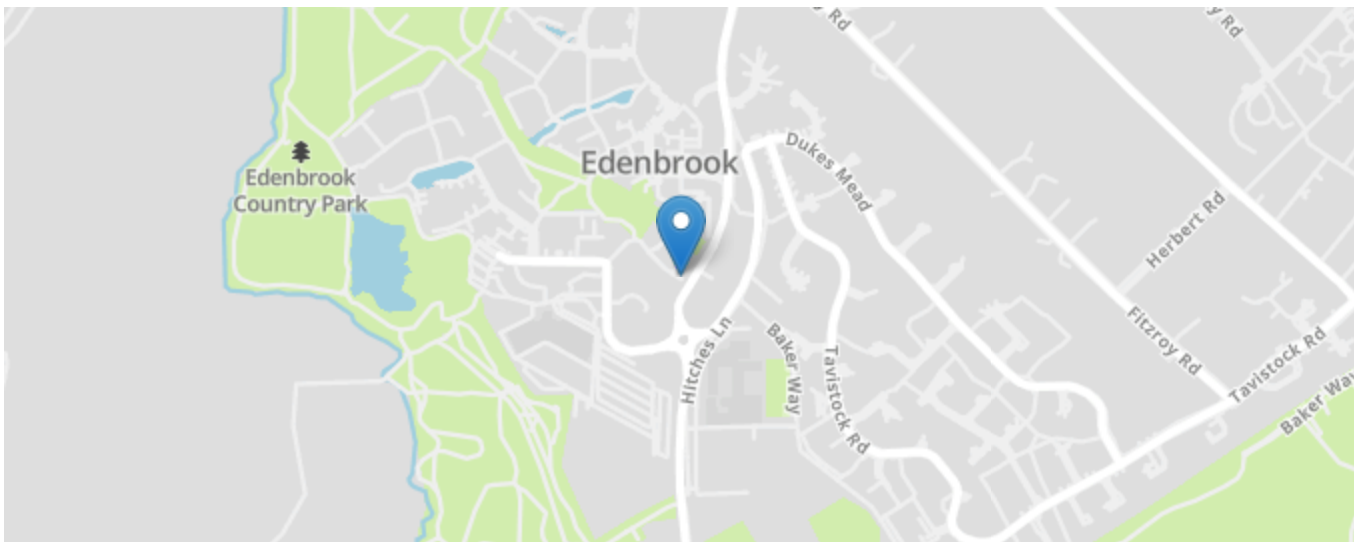
Bedroom 2

13' 0" x 11' 11" max. (3.96m x 3.63m)



① Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating Minimum Property Measurement Standards (MPMS Residential). Produced for Urban Moves Ltd. 10/21/2022

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B		
(69-80) C	82	
(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



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.