urban moves
ALL THE RIGHT VALUES

£157,500 Shared Ownership

Herriton Close, Stevenage, Hertfordshire SG1 4SF






- Guideline Minimum Deposit £15,750
- Two Storey, Semi Detached House
- Reception plus Spacious Kitchen/Dining Room
- Bathroom plus Downstairs WC
- Rear Garden
- Guide Min Income Dual £51.4k | Single £58.9k
- Approx. 1028 Sqft Gross Internal Area
- Three Bedrooms
- Excellent Energy-Efficiency Rating
- Two Car Driveway

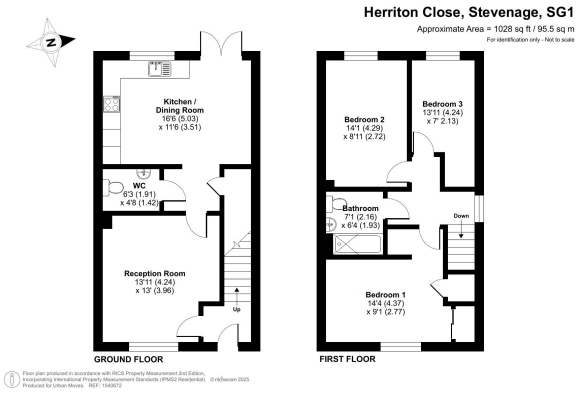
GENERAL DESCRIPTION

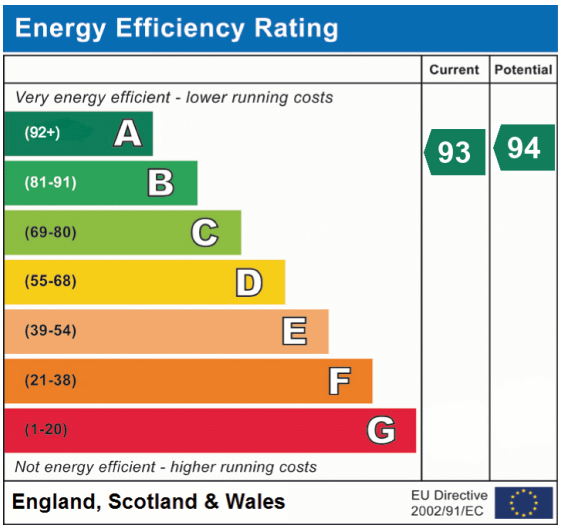
SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £450,000). A great chance to buy a three-bedroom, shared-ownership family home. This recently-constructed, semi-detached property provides more than a thousand square feet of accommodation. There is a good-sized reception room at the front, a central cloakroom/WC and a spacious kitchen/dining room. Doors open onto a rear garden with patio, lawn and timber shed. On the first floor of the house is a full-width main bedroom plus a second, comfortable, double bedroom, a smaller third bedroom and a sleek, modern bathroom. Demanding insulation standards, high performance glazing and roof-mounted solar panels make for an excellent energy-efficiency rating. The property comes with a two-car driveway and Stevenage Railway Station can also be easily reached via bus. Ofsted list several well-thought-of schools in the local area.

Housing Association: Clarion.
Tenure: Leasehold (990 years from 01/01/2025). Freehold transferred on 100% ownership.
Minimum Share: 35% (£157,500). The housing association will expect that you will purchase the largest share affordable.
Shared Ownership Rent: £696.00 per month (subject to annual review).
Service Charge: £35.06 per month (subject to annual review).
Guideline Minimum Income: Dual - £51,400 | Single - £58,900 (based on minimum share and 10% deposit).
Council Tax: Band D, 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.

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DIMENSIONS

GROUND FLOOR

Entrance Hall

Reception Room
13' 11" x 13' 0" (4.24m x 3.96m)

W.C.
6' 3" x 4' 8" (1.91m x 1.42m)

Kitchen / Dining Room
16' 6" x 11' 6" (5.03m x 3.51m)

FIRST FLOOR

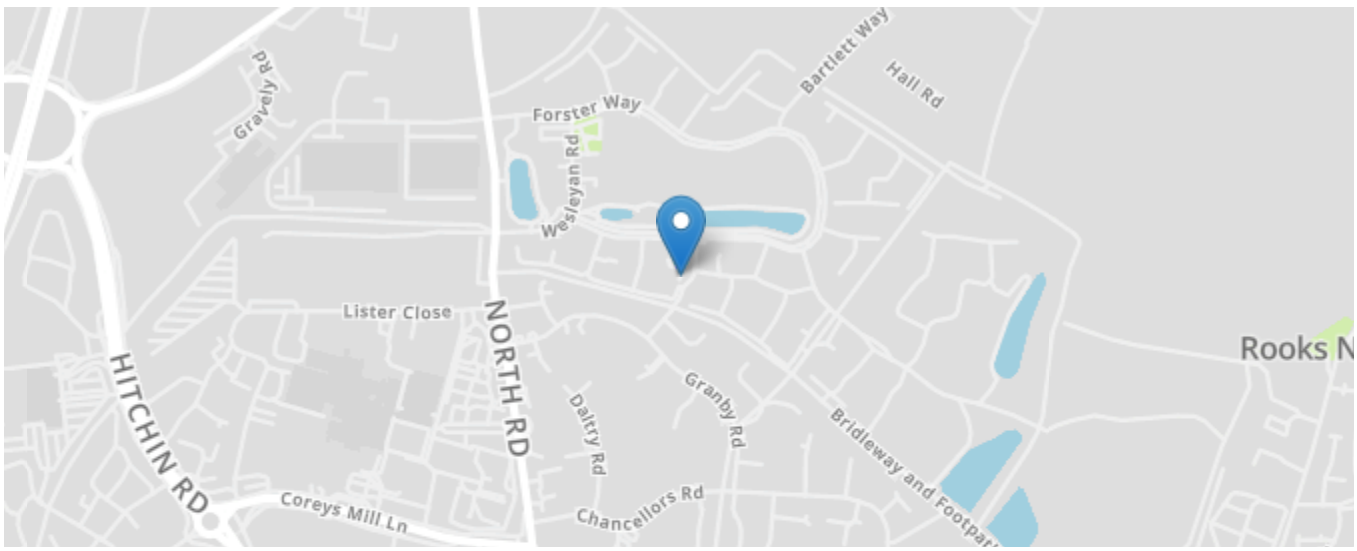
Landing

Bedroom 1
14' 4" x 9' 1" (4.37m x 2.77m)

Bathroom
7' 1" max. x 6' 4" max. (2.16m x 1.93m)

Bedroom 2
14' 1" x 8' 11" (4.29m x 2.72m)

Bedroom 3
13' 11" max. x 7' 0" max. (4.24m 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.