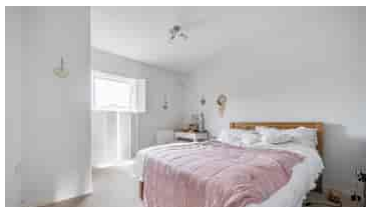
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ALL THE RIGHT VALUES

£70,000 Shared Ownership

Duke House, St Margarets Way, Midhurst, West Sussex GU29 9FS



- Guideline Minimum Deposit £7,000
- First (Top) Floor
- Dual Aspect Kitchen/Reception Room
- Two Good-Sized Double Bedrooms
- Good Energy Efficiency Rating
- Guide Min Income Dual £30.9k | Single £36.9k
- Approx. 708 Sqft Gross Internal Area
- South-West Facing Juliette Balcony
- Naturally-Lit Bathroom
- Parking Space and Communal Garden

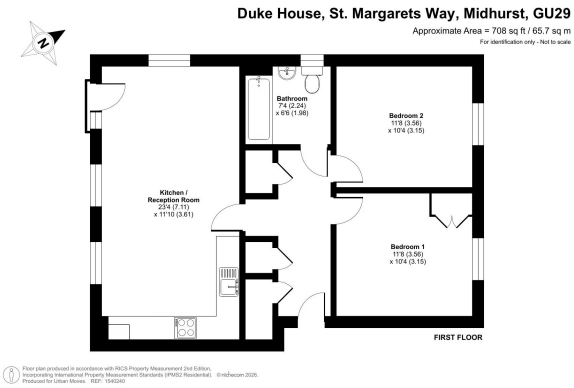
GENERAL DESCRIPTION

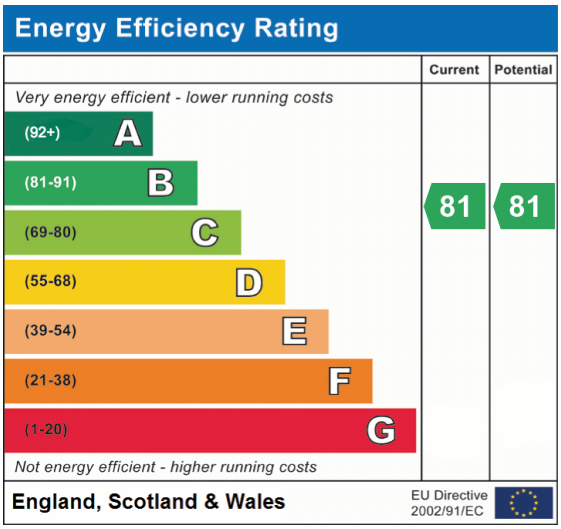
SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £200,000). This smartly-presented, two-bedroom flat is on the first (top) floor and has a twenty-three-foot, dual-aspect reception room with a south-west-facing Juliette balcony overlooking an area of communal garden. The kitchen is sleek and open-plan and the bathroom naturally lit. Both bedrooms are comfortable doubles and a trio of built-in storage/utility cupboards have been provided in the entrance hallway. Well insulated walls and roof, gas central heating and high performance glazing make for a good energy-efficiency rating. Duke House is part of a modern development, built in the grounds of the Grade-II listed, former St Margaret's Convent building, close to the centre of this historic market town. Midhurst sits in the heart of the South Downs National Park and has a good range of amenities. Haslemere is approximately eight miles to the north, Chichester around twelve miles south and the coast is also within easy reach. The flat comes with use of an allocated, off-street parking space.

Housing Association: Clarion.
Tenure: Leasehold (125 years from 01/09/2014).
Minimum Share: 35% (£70,000). The housing association will expect that you will purchase the largest share affordable.
Shared Ownership Rent: £460.01 per month (subject to annual review).
Service Charge: £233.97 per month (subject to annual review).
Ground Rent: £200.00 for the year.
Guideline Minimum Income: Dual - £30,900 | Single - £36,900 (based on minimum share and 10% deposit).
Council Tax: Band C, Chichester 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. Pets may be permitted but only with prior consent from Clarion (which can only be obtained once you are the property owner).

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DIMENSIONS

FIRST FLOOR

Entrance Hallway

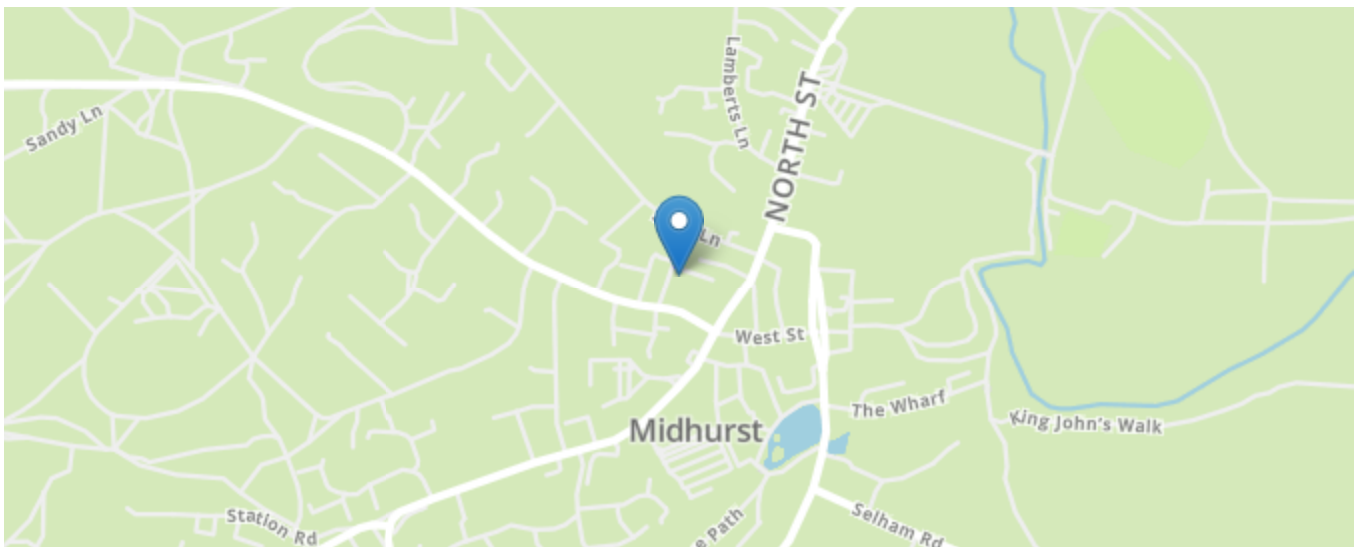
Reception
23' 4" x 11' 10" (7.11m x 3.61m)

Kitchen
included in reception measurement

Bathroom
7' 4" max. x 6' 6" max. (2.24m x 1.98m)

Bedroom 2
11' 8" x 10' 4" (3.56m x 3.15m)

Bedroom 1
11' 8" x 10' 4" (3.56m x 3.15m)



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.