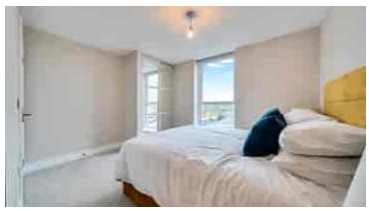
urban moves
ALL THE RIGHT VALUES

£78,750 Shared Ownership

Ferris House, Sterling Gardens, Hectors Way, Newbury RG14 5FJ



- Guideline Minimum Deposit £7,875
- Third Floor (building has a lift)
- Open Plan Kitchen/Reception Room
- Two Good-Sized Double Bedrooms
- Parking Available If Required
- Guide Min Income Dual £25.6k | Single £28.8k
- Approx. 726 Sqft Gross Internal Area
- Balcony Overlooking Communal Courtyard
- Bathroom plus En-Suite Shower Room
- Short Walk from Town Centre/Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £315,000). This attractive and well-proportioned apartment is on the third floor and has a spacious reception room with open-plan kitchen featuring stylish, handle-less units and integrated appliances. Double doors lead from the living area out onto a balcony which overlooks the communal courtyard. There is a main bedroom with fitted, mirror-fronted wardrobe and en-suite shower room plus a good-sized second bedroom and a high-spec bathroom. A built-in storage/utility cupboard has been provided in the entrance hallway and demanding insulation standards combined with high performance glazing make for a good energy-efficiency rating. Ferris House is part of a recently-constructed development with a gated, underground car park (a permit costs £30 for the year). Alternatively, Newbury Railway Station, for services to a number of destinations including Exeter, Reading and London Paddington, is only a short walk away. The shops and other amenities of the town centre are also within easy reach. The property is held on a very long lease.

Housing Association: FAHHA (Funding Affordable Homes Housing Association).
Tenure: Leasehold (990 years).
Minimum Share: 25% (£78,750). The housing association will expect that you will purchase the largest share affordable.
Shared Ownership Rent: £295.31 per month (subject to annual review).
Service Charge: £148.68 per month (subject to annual review).
Guideline Minimum Income: Dual - £25,600 | Single - £28,800 (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 may be permitted but only with prior consent from FAHHA (which can only be obtained once you are the property owner).

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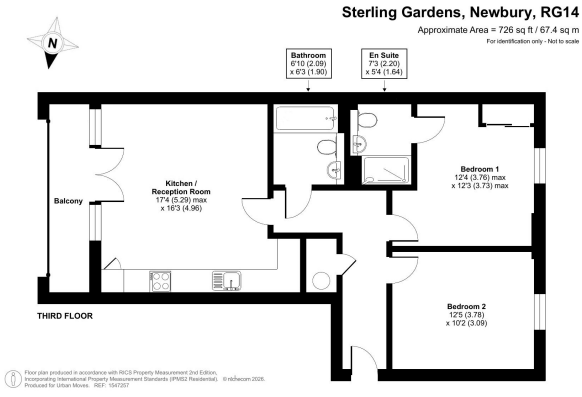
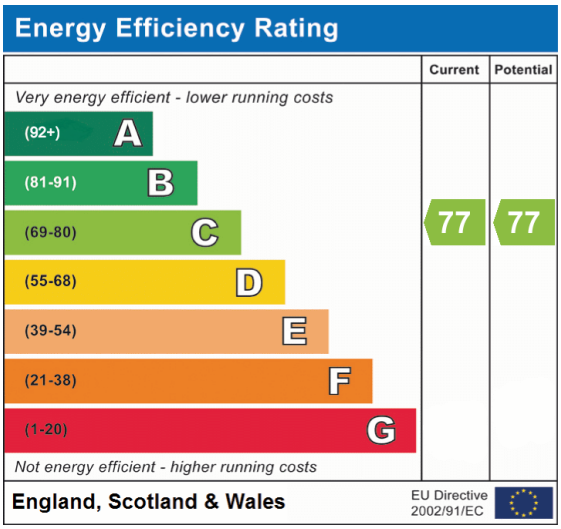




DIMENSIONS

THIRD FLOOR

Entrance Hallway

Reception
17' 4" max. x 16' 3" (5.29m x 4.96m)

Kitchen
included in reception measurement

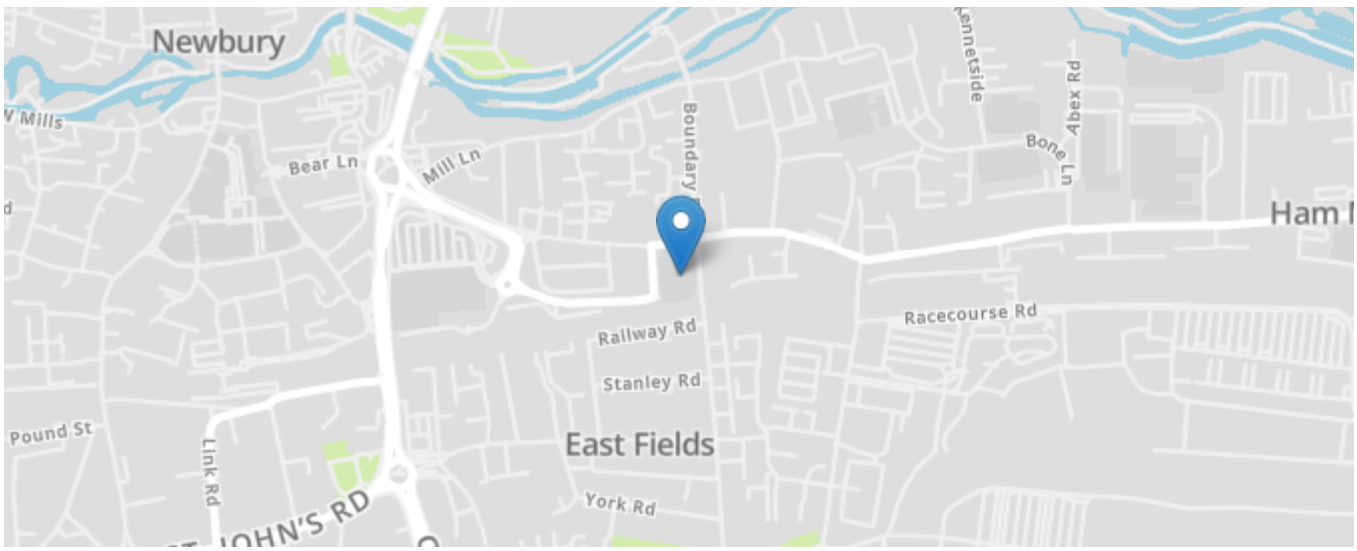
Balcony

Bedroom 1
12' 4" max. x 12' 3" max. (3.76m x 3.73m)

En-Suite Shower Room
7' 3" max. x 5' 4" max. (2.20m x 1.64m)

Bedroom 2
12' 5" x 10' 2" (3.78m x 3.09m)

Bathroom
6' 10" max. x 6' 3" max. (2.09m x 1.90m)



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.