

£134,000 Shared Ownership

Merino Road, Andover, Hampshire SP11 6SP



- Guideline Minimum Deposit £13,400
- Three Storey, Three Bedroom, Semi Detached House
- Bathroom plus Ground Floor Cloakroom
- South East Facing Rear Garden
- Guide Min Income Dual £39.2k | Single £45.5k
- Approx. 1022 Sqft Gross Internal Area
- Very Good Energy-Efficiency Rating
- Car Port plus Additional Space in Front

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £335,000). This smartly-presented, semi-detached property is part of a row of recently-built houses with an area of grass and trees immediately in front. Internal features include a good-sized kitchen, a ground-floor cloakroom and a rear reception room that opens onto the south-east-facing garden. On the first floor are two bedrooms and a bathroom with attractive, limestone-style tiles while further upstairs, on the top floor, is a spacious third bedroom with a mix of dormer and roof windows. The energy-efficiency rating is very good, thanks to well insulated walls, roof and floor, high performance glazing and a modern gas central heating system. An adjacent car-port provides one covered parking bay with space for an additional car in front. Andover's attractive town centre can also be reached by brief cycle ride and the local roads allow easy access to the A303, the M3 and M4 motorways as well as the many places of interest that Hampshire has to offer.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/05/2020).

Minimum Share: 40% (£134,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £500.15 per month (subject to annual review).

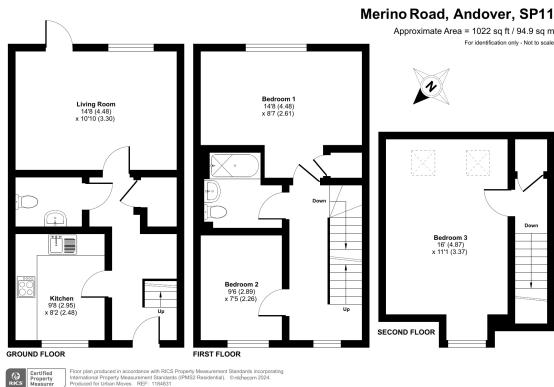
Service Charge: £19.46 per month (subject to annual review).

Guideline Minimum Income: Dual - £39,200 | Single - £45,500 (based on minimum share and 10% deposit).

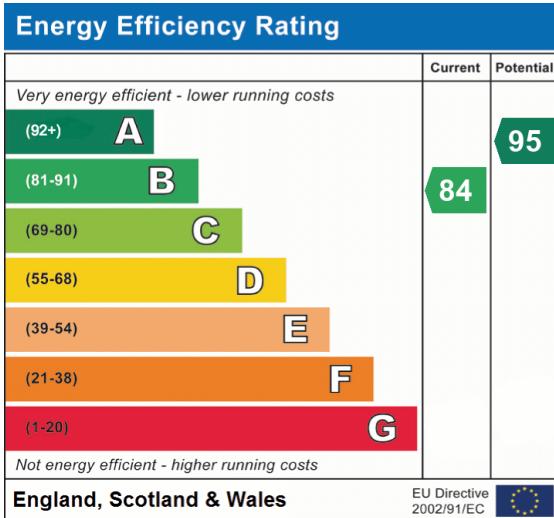
Council Tax: Band D, Test Valley Borough Council. Priority is given to applicants living and/or working in this local authority.

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.

DIMENSIONS



Certified by
RICS
Surveyor
Measurer
Floor plan produced in accordance with RICS Property Measurement Standards Incorporating
RICS Residential Property Measurement (RICS Residential Measurement 2014)
Produced for Urban Moves, REF: 1198851



GROUND FLOOR

Entrance Hall

Kitchen

9' 8" x 8' 2" (2.95m x 2.49m)

Cloakroom

Living Room

14' 8" x 10' 10" (4.47m x 3.30m)

FIRST FLOOR

Landing

Bedroom 1

14' 8" x 8' 7" (4.47m x 2.62m)

Bathroom

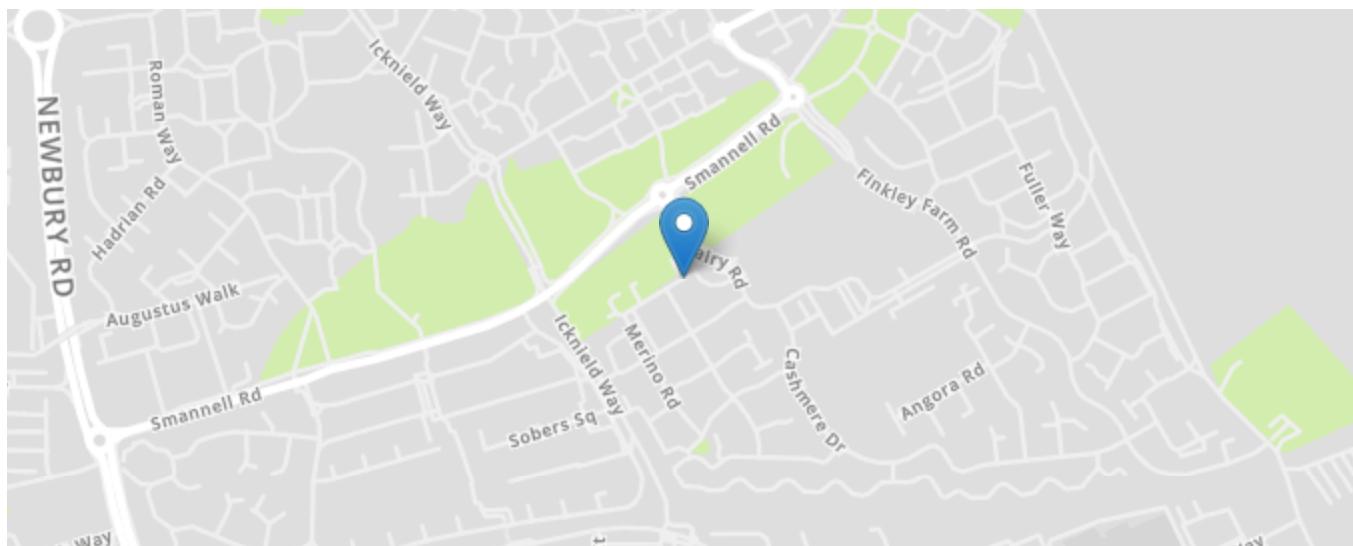
Bedroom 2

9' 6" x 7' 5" (2.90m x 2.26m)

SECOND FLOOR

Bedroom 3

16' 0" x 11' 1" (4.88m x 3.38m)



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.