

£60,000 Shared Ownership

Parkhouse Court, Hatfield, Hertfordshire AL10 9RD



- Guideline Minimum Deposit £6,000
- Third Floor (building has a lift)
- Semi-Open-Plan Kitchen/Reception Room
- Parking Space
- Guide Min Income Dual £31k | Single £36.9k
- Approx. 679 Sqft Gross Internal Area
- South/South-West Facing Balcony
- Close to Shopping Centre and Other Amenities

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £240,000). A well-presented, flat on the third floor of this modern development. The property has a reception/dining room with double doors that lead out onto a south/south-west-facing balcony. The kitchen is semi open plan, there is a spacious main bedroom plus a slightly smaller second double bedroom and a naturally-lit bathroom. At Parkhouse Court the heating and hot water is fed from a communal system which, along with the electricity and water costs, is paid for monthly in the same way as the service charge. The Galleria Shopping Centre is very close plus there are supermarkets and a wide variety of other stores and amenities nearby. Ofsted list seven primary schools and two secondary schools within a mile radius, all rated either 'Good' or 'Outstanding'. The flat comes with use of a parking space.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/03/2006).

Minimum Share: 25% (£60,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £496.20 per month (subject to annual review).

Service Charge: £260.52 per month (subject to annual review).

Personal Electricity, Heating and Hot Water Charge: £119.05 per month (this is a budgeted average, the actually metered cost will vary with usage and all figures are subject to annual review).

Guideline Minimum Income: Dual - £31,000 | Single - £36,900 (based on minimum share and 10% deposit).

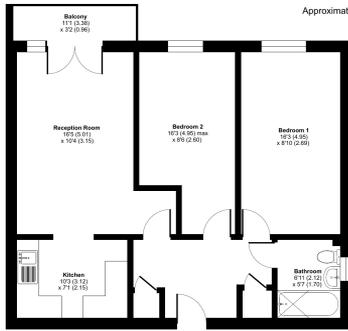
Council Tax: Band C, Welwyn Hatfield Borough Council. Priority is given to applicants living and/or working in this local authority.

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. Pets may be permitted but only with prior consent from Clarion (which, unfortunately, can only be obtained once you are the property owner).



Parkhouse Court, Hatfield, AL10

Approximate Area = 679 sq ft / 63 sq m
For identification only - Not to scale



THIRD FLOOR

1 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Practical Measurement Standards (IPMS) Residential. © Urban Moves 2024. Produced for Urban Moves REF: 138227

DIMENSIONS

THIRD FLOOR

Entrance Hall

Reception Room

16' 5" x 10' 4" (5.01m x 3.15m)

Balcony

11' 1" x 3' 2" (3.38m x 0.96m)

Kitchen

10' 3" x 7' 1" (3.12m x 2.15m)

Bedroom 1

16' 3" x 8' 10" (4.95m x 2.69m)

Bedroom 2

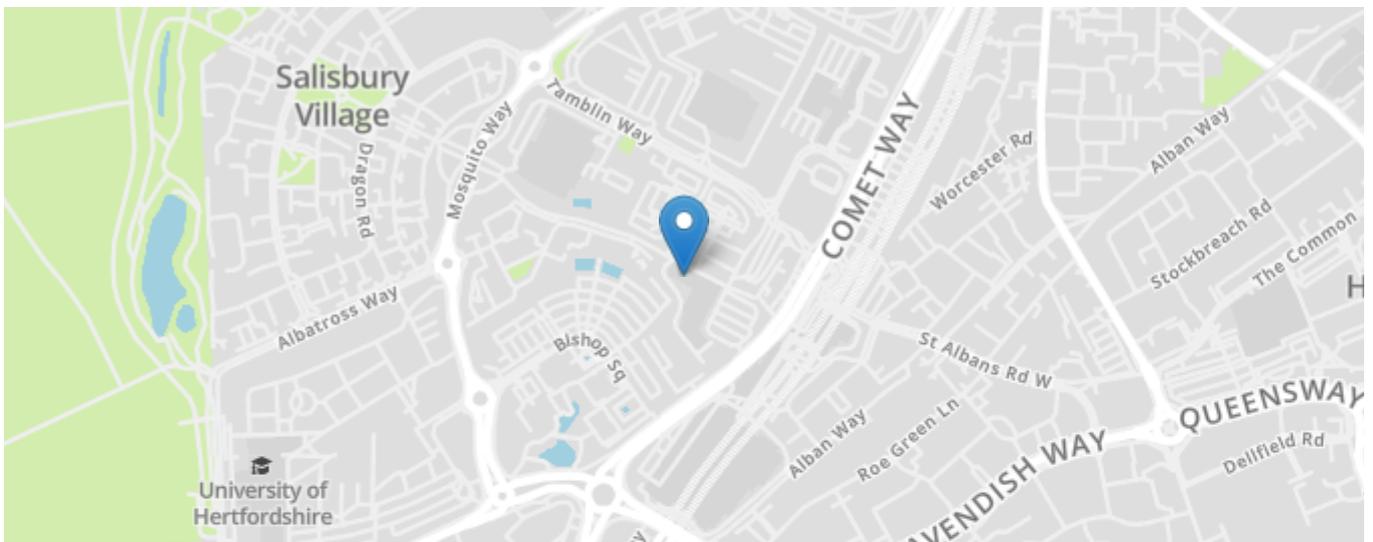
16' 3" max. x 8' 6" max. (4.95m x 2.59m)

Bathroom

6' 11" x 5' 7" (2.12m x 1.70m)

Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 81 | 81 |
| (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.