

£227,500 Shared Ownership

Waddington House, 62 Barnes Wallis Way, Bricket Wood, St Albans AL2 3FL



- Guideline Minimum Deposit £22,750
- Second (Top) Floor
- Dual-Aspect Kitchen/Reception Room
- Juliette Balcony
- Guide Min Income - Dual £59.7k Single £68.7k
- Approx. 672 Sqft Gross Internal Area
- High Performance Glazing
- Two Parking Spaces

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 65% share. Full market value £350,000). This smartly-presented property is on the top floor and features a twenty-one-foot, dual-aspect reception room with spacious, open-plan kitchen area and a rear (west) facing Juliette balcony. There is a main bedroom with fitted, mirror-fronted wardrobe plus a second double bedroom and a bathroom with large overhead and separate hand-held shower. A useful storage/utility cupboard has been provided in the entrance hallway and the energy-efficiency rating is very good, thanks to well insulated walls, high performance glazing and a modern gas central heating system. Waddington House has a communal garden and a car park which includes two spaces for this apartment. The location allows convenient access to the North Orbital Road, the M1 and the M25. Alternatively, Bricket Wood Station is within comfortable walking distance or a brief cycle ride.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/10/2018).

Minimum Share: 65% (£227,500). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £344.01 per month (this figure is from April 2024 and subject to annual review).

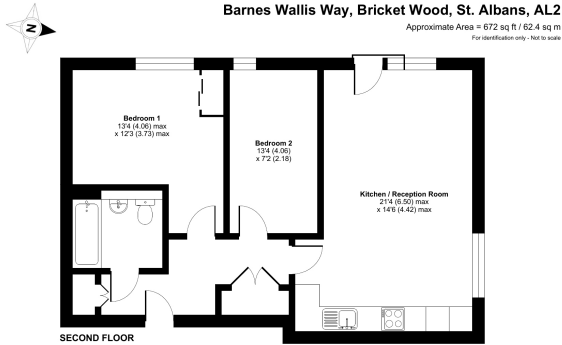
Service Charge: £146.49 per month (this figure is from April 2024 and subject to annual review).

Ground Rent: £150.00 for the year.

Guideline Minimum Income: Dual - £59,700 | Single - £68,700 (based on minimum share and 10% deposit).

Council Tax: Band D, St Albans City and 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 not permitted without prior written approval (except assistance animals).



Approved
Energy
Measure

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential. © Urbanmoves 2024. Produced for Urban Moves. REF: 100018

DIMENSIONS

SECOND FLOOR

Entrance Hallway

Reception

21' 4" max. x 14' 6" max. (6.50m x 4.42m)

Kitchen

included in reception measurement

Bedroom 1

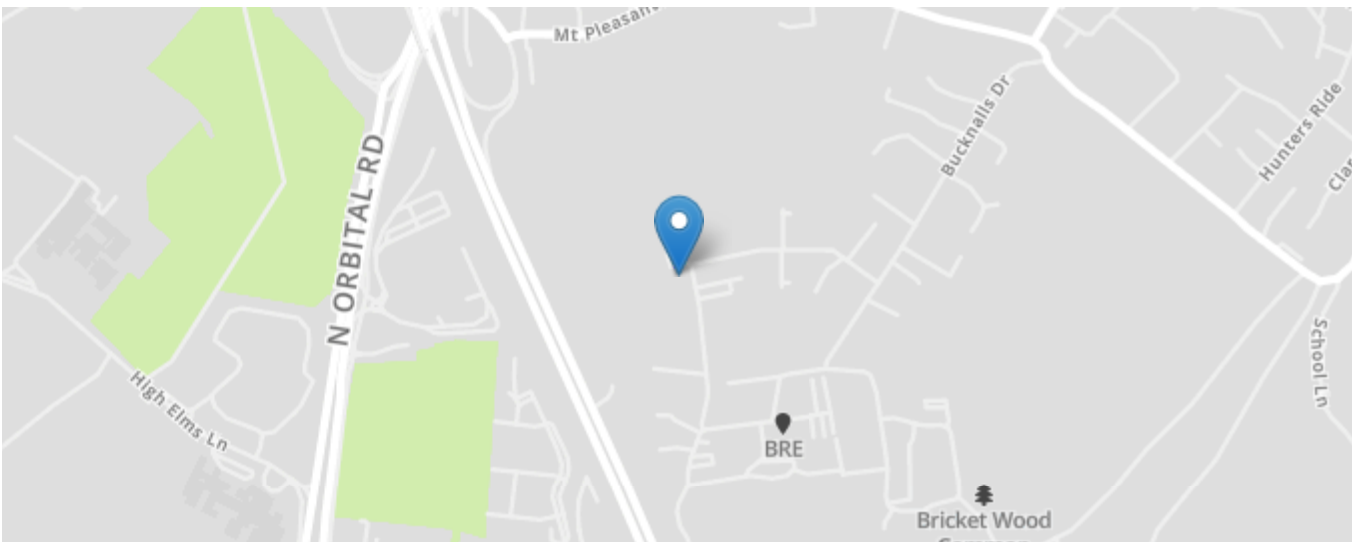
13' 4" max. x 12' 3" max. (4.06m x 3.73m)

Bedroom 2

13' 4" x 7' 2" (4.06m x 2.18m)

Bathroom

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	84	84
(69-80)	C		
(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.