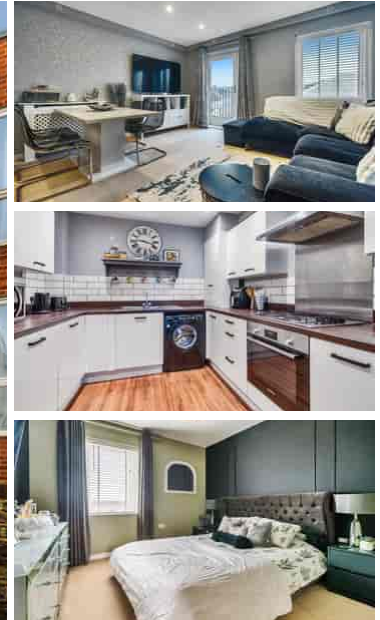


## £61,250 Shared Ownership

Tudor House, St Margarets Way, Midhurst, West Sussex GU29 9FT



- Guideline Minimum Deposit £6,125
- Second (Top) Floor
- Juliette Balcony
- Parking Space
- Guide Min. Income - Dual £29.9k | Single £35.4k
- Approx. 687 Sqft Gross Internal Area
- Modern Double Glazing and Gas Central Heating
- Very Close to Town Centre

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 25% share. Full market value £245,000). Tudor House forms part of a development known as 'The Montagues', built in the grounds of the Grade-II listed building that was formerly St Margaret's Convent. This beautifully-presented, top-floor flat has a light and spacious living area with Juliette balcony and is semi-open-plan to the stylish kitchen. There are two, generously-sized, double bedrooms and a naturally-lit bathroom. Outside are pleasant communal grounds to enjoy and a parking area which includes a space allocated to this property.

Midhurst is an attractive town which dates back to medieval times and lies in the heart of the South Downs National Park. A wide range of shops can be found nearby, along with schools, churches, public houses, a sport/community centre plus golf and polo facilities at Cowdray Park and racing at Goodwood. The railway station at Haslemere is approximately eight miles to the north and provides services between Portsmouth/Southampton and London Waterloo. Chichester's many amenities, including the famous Festival Theatre, are around twelve miles south with the coast also within easy reach.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 01/09/2014).

**Minimum Share:** 25% (£61,250). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £508.27 per month (subject to annual review).

**Service Charge:** £179.59 per month (subject to annual review).

**Ground Rent:** £200.00 for current year.

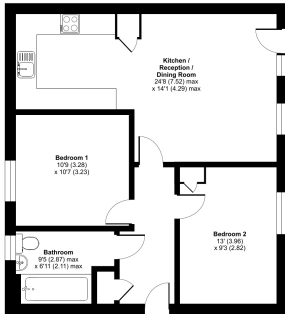
**Guideline Minimum Income:** Dual £29,900 | Single £35,400 (based on minimum share and 10% deposit)

**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 not permitted (except assistance animals).

St. Margarets Way, Midhurst, GU29

Approximate Area = 557 sq ft / 63.8 sq m  
For identification only - Not to scale



① Floor plan produced in accordance with RICS Property Measurement 2nd Edition.  
Incorporating International Property Measurement Standards (IPMS Residential).  
Produced by Urban Moves Ltd. 2021. 0246106

## DIMENSIONS

### SECOND FLOOR

#### Entrance Hallway

#### Reception

24' 8" max. x 14' 1" max. (7.52m x 4.29m)

#### Kitchen

included in reception measurement

#### Bedroom 1

10' 9" x 10' 6" (3.28m x 3.20m)

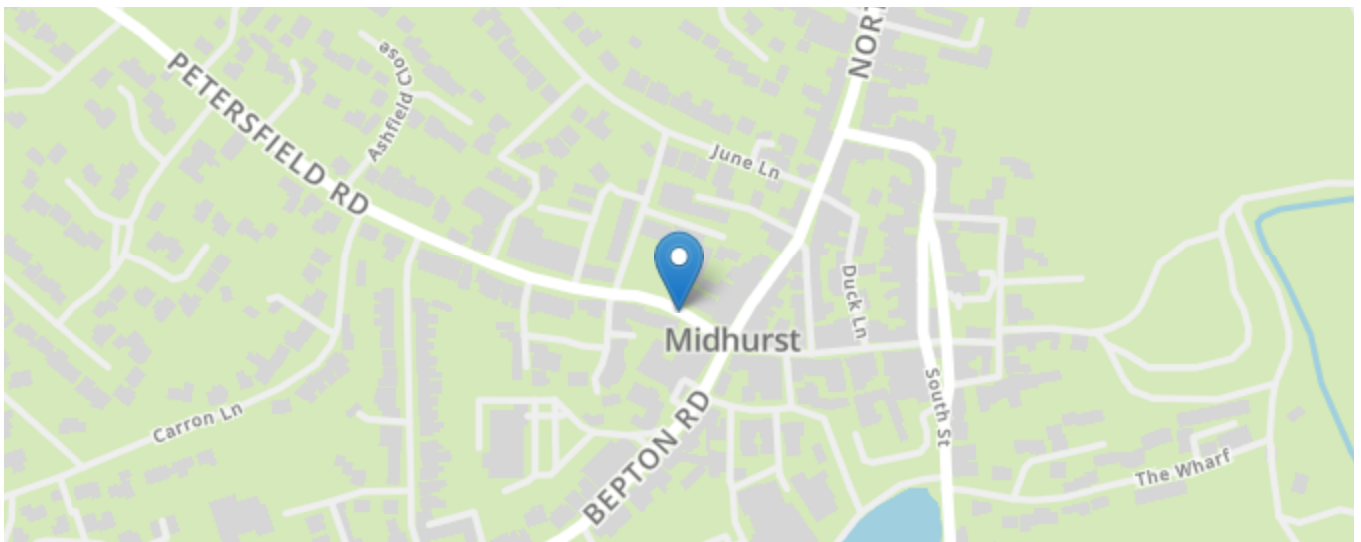
#### Bedroom 2

13' 0" x 9' 3" (3.96m x 2.82m)

#### Bathroom

9' 5" max. x 6' 11" max. (2.87m x 2.11m)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.