

£100,000 Shared Ownership

Mount Pleasant Lane, Hatfield, Hertfordshire AL9 5BY



- Guideline Minimum Deposit £10,000
- Three Storey, Three Bedroom, Mid Terrace House
- Bathroom, Shower Room and Cloakroom
- South West Facing Rear Garden
- Guide Min Income Dual £40.9k | Single £47.1k
- Approx. 904 Sqft Gross Internal Area
- Modern Double Glazing and Gas Central Heating
- Two Parking Spaces

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £400,000). A chance to buy a spacious, shared-ownership family home. This modern, mid-terrace property has a cloakroom just off the entrance hallway, a good-sized kitchen and a reception room with patio doors that open onto the south-west-facing rear garden. On the first floor are two bedrooms and the bathroom while the top floor is devoted to a main bedroom with built-in wardrobe and naturally-lit, en-suite shower room. Well insulated walls and roof, modern double glazing and gas central heating make for a good energy-efficiency rating. The house comes with two parking spaces and is only a short drive from the A1(M) for easy north/south travel. Alternatively, Hatfield Railway Station can be reached via brief bus or bike ride. There is a large supermarket nearby and Ofsted list four primary schools within a mile radius, all rated either 'Good' or 'Outstanding'.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/08/2014).

Minimum Share: 25% (£100,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £723.40 per month (subject to annual review).

Service Charge: £34.87 per month (subject to annual review).

Ground Rent: £200.00 for the year.

Guideline Minimum Income: Dual - £40,900 | Single - £47,100 (based on minimum share and 10% deposit).

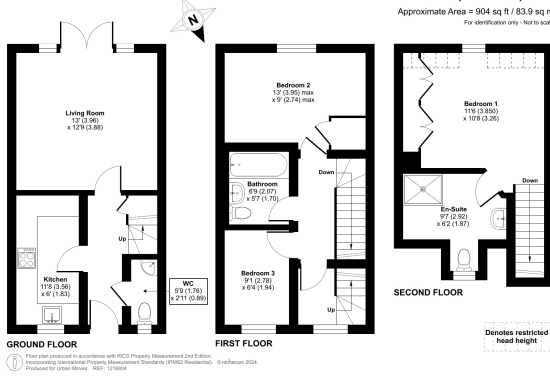
Council Tax: Band E, Welwyn Hatfield Borough Council. Priority is given to applicants living and/or working in this local authority.

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.

DIMENSIONS

Mount Pleasant Lane, Hatfield, AL9

Approximate Area = 904 sq ft / 83.9 sq m
For identification only - Not to scale



GROUND FLOOR

Entrance Hallway

Cloakroom

5' 9" x 2' 11" (1.75m x 0.89m)

Kitchen

11' 8" x 6' 0" (3.56m x 1.83m)

Living Room

13' 0" x 12' 9" (3.96m x 3.89m)

FIRST FLOOR

Bedroom 2

13' 0" max. x 9' 0" max. (3.96m x 2.74m)

Bathroom

6' 9" x 5' 7" (2.06m x 1.70m)

Bedroom 3

9' 1" x 6' 4" (2.77m x 1.93m)

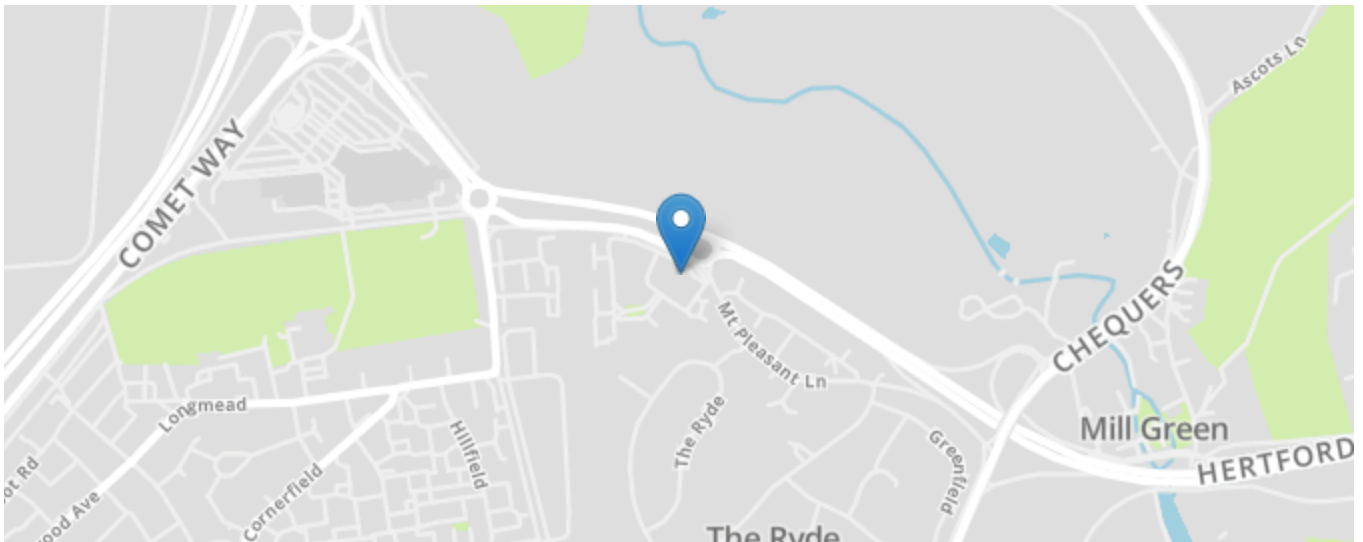
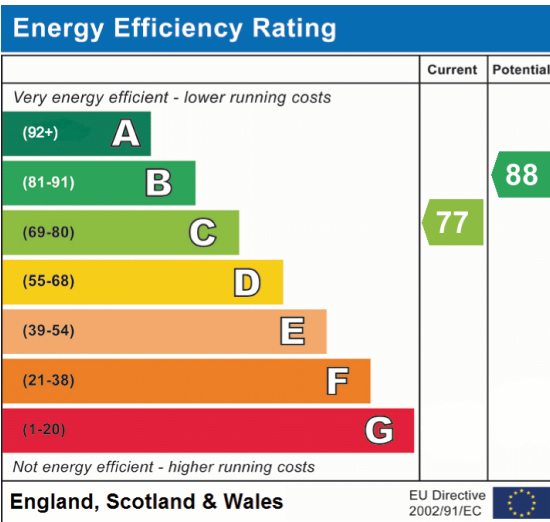
SECOND FLOOR

Bedroom 1

11' 6" x 10' 8" (3.51m x 3.25m)

En-Suite Shower Room

9' 7" x 6' 2" (2.92m x 1.88m)



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.