

£147,000 Shared Ownership

Hawthorn Avenue, Andover SP11 6YW



- Guideline Minimum Deposit £14,700
- First Floor
- Open Plan Kitchen/Reception Room
- South Facing Juliette Balcony
- Guide Min Income - Dual £29.8k Single £34.7k
- Approx. 718 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Two Parking Spaces

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 70% share. Full market value £210,000). An immaculately-presented flat on the first floor of a modern development. The property has an approximately twenty-two-foot reception room with attractive, open-plan kitchen area at one end and a south-facing Juliette balcony at the other. There is a spacious main bedroom plus a slightly smaller second double bedroom, a good-sized bathroom and some useful hallway storage. Well insulated walls, high performance glazing and gas central heating make for a very good energy-efficiency rating. The flat comes with the use of two parking spaces and is only a short drive from both Andover Railway Station and the town centre. Nearby Diamond Wood was formed in 2012 so the trees still have growing to do but the site provides plenty of outside space to explore.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/08/2018).

Share Available: 70% (£147,000).

Shared Ownership Rent: £147.06 per month (subject to annual review).

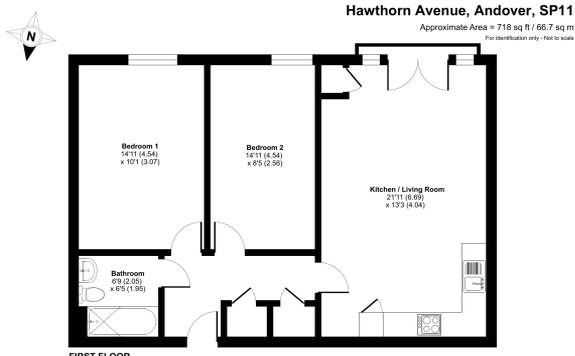
Service Charge: £66.41 per month (subject to annual review).

Ground Rent: £150.00 for the year.

Guideline Minimum Income: Dual - £29,800 | Single - £34,700 (based on minimum share and 10% deposit).

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



Plan also produced in accordance with RICS Property Measurement 2nd Edition, International Residential Property Measurement Standards (IPIMS Residential), 1st Edition 2018. Produced by Urban Moves, REF: 1248014

DIMENSIONS

FIRST FLOOR

Entrance Hallway

Reception

21' 11" x 13' 3" (6.69m x 4.04m)

Kitchen

included in reception measurement

Bedroom 1

14' 11" x 10' 1" (4.54m x 3.07m)

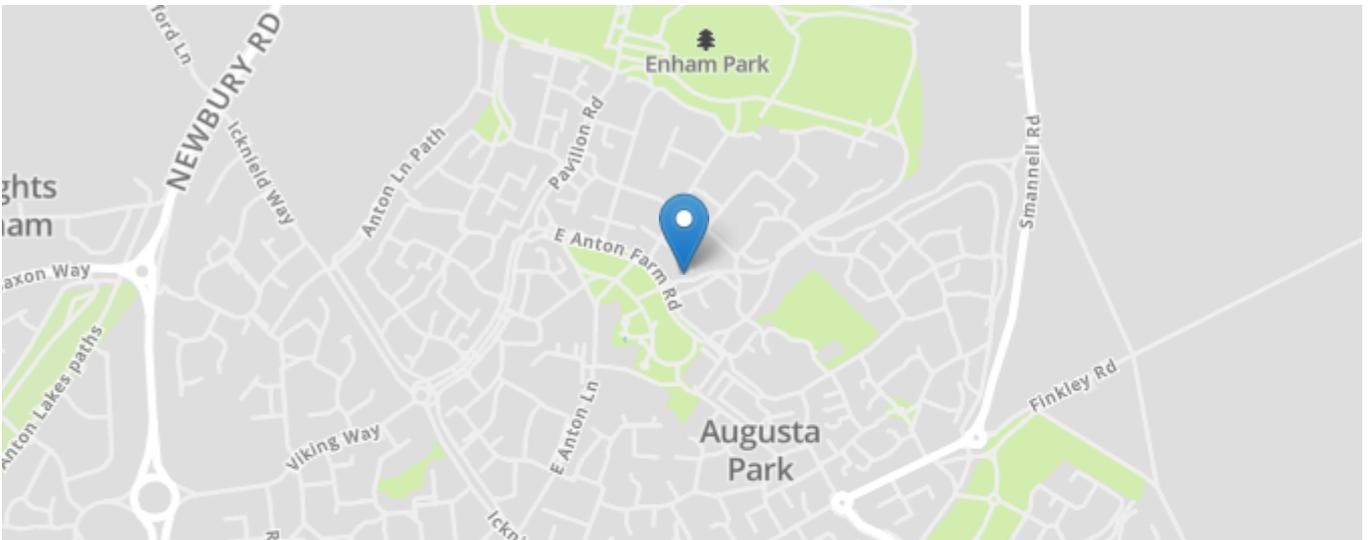
Bedroom 2

14' 11" x 8' 5" (4.54m x 2.56m)

Bathroom

6' 9" max. x 6' 5" max. (2.05m x 1.95m)

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.