

£105,000 Shared Ownership

Wenham Place, Hatfield, Hertfordshire AL10 0DD



- Guideline Minimum Deposit £10,500
- Ground Floor
- Kitchen Separate from Reception Room
- Communal Rear Garden
- Guide Min Income - Dual £39.7k Single £45.9k
- Approx. 493 Sqft Gross Internal Area
- Double Glazing and Gas Central Heating
- Parking Space

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 50% share. Full market value £210,000). This smartly-presented, ground-floor flat has a reception/dining room and a spacious, separate kitchen. The bedroom is a comfortable size, the bathroom is naturally lit and a pair of storage/utility cupboards have been provided in the entrance hallway. Well insulated walls, double glazing and gas central heating make for a good energy-efficiency rating. The flat comes with an allocated parking space and use of the communal rear garden. Hatfield town centre is just minutes away and the railway station is also within easy reach.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 26/11/2025).

Minimum Share: 50% (£105,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £590.43 per month (subject to annual review).

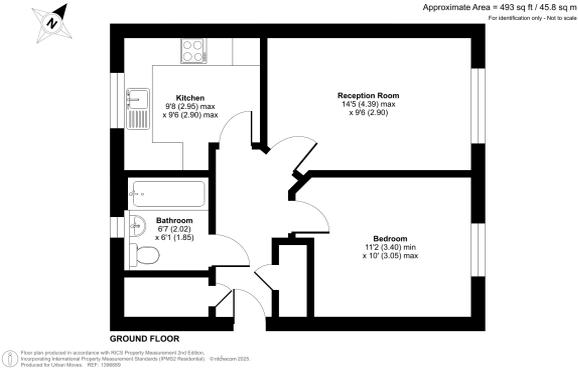
Service Charge: £136.92 per month (subject to annual review).

Guideline Minimum Income: Dual - £39,700 | Single - £45,900 (based on minimum share and 10% deposit).

Council Tax: Band B, 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).

Wenham Place, Hatfield, AL10
Approximate Area = 493 sq ft / 45.8 sq m
For information only - not to scale



DIMENSIONS

GROUND FLOOR

Entrance Hall

Reception Room

14' 5" x 9' 6" (4.39m x 2.90m)

Kitchen

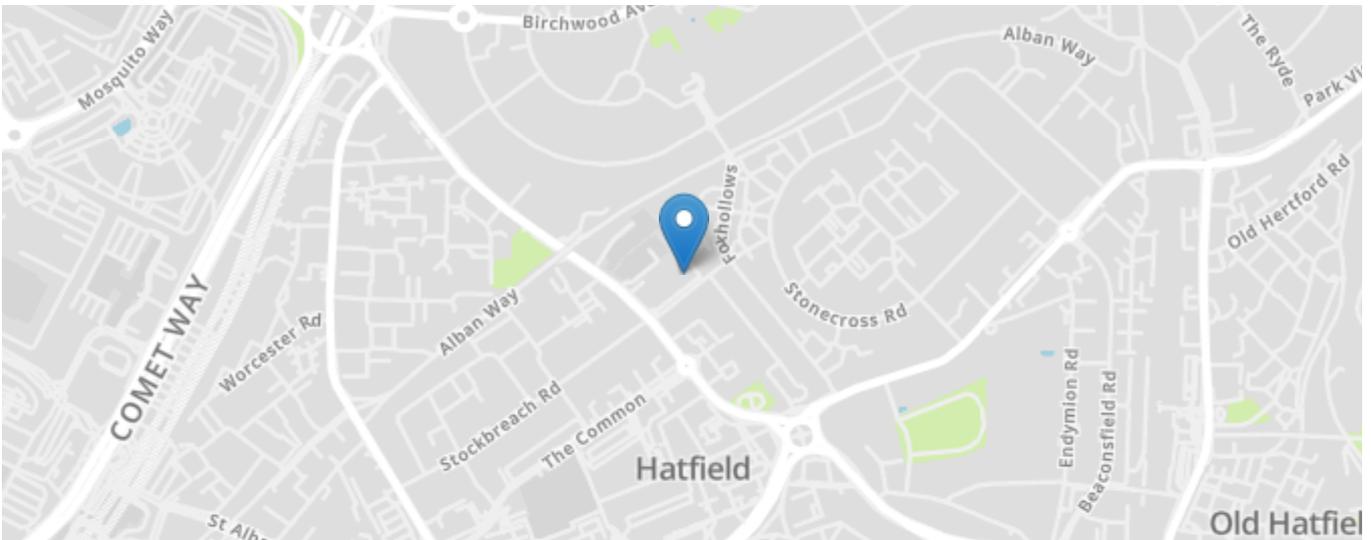
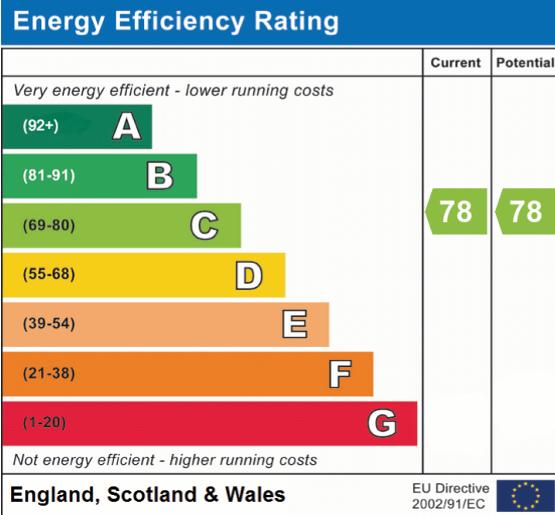
9' 8" max. x 9' 6" max. (2.95m x 2.90m)

Bedroom

11' 2" min. x 10' 0" max. (3.40m x 3.05m)

Bathroom

6' 7" x 6' 1" max. (2.01m x 1.85m)



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.