

## £61,250 Shared Ownership

Monkswood Gardens, Borehamwood, Hertfordshire WD6 2FA



- Guideline Minimum Deposit £6,125
- Second (Top) Floor
- Semi-Open-Plan Kitchen/Reception Room
- Parking Space
- Guide Min Income Dual £22.7k | Single £27.7k
- Approx. 624 Sqft Gross Internal Area
- Double Glazing and Gas Central Heating
- Town Centre/Station Within Easy Reach

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £245,000). A spacious, well-presented, top-floor flat which features a dual-aspect reception room with semi-open-plan kitchen. Reception and kitchen both overlook Ripon Way Park, which is directly opposite the development. There is a large bedroom, a generously-sized bathroom with limestone-style tiles and an entrance hallway with built-in storage/utility cupboards. Well insulated walls and roof, double glazed windows and gas central heating make for a good energy-efficiency rating. The flat comes with use of an off-street parking space and the local roads provide easy access to the M1, the A1(M) and the M25. Alternatively, Elstree & Borehamwood Station, for Thameslink services, can be reached via bus or by brief bike ride.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 02/12/2009).

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

**Shared Ownership Rent:** £406.57 per month (subject to annual review).

**Service Charge:** £89.77 per month (subject to annual review).

**Ground Rent:** £100.00 for the year.

**Guideline Minimum Income:** Dual - £22,700 | Single - £27,700 (based on minimum share and 10% deposit).

**Council Tax:** Band C, Hertsmere 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 not permitted (except assistance animals).

## DIMENSIONS

### SECOND FLOOR

#### Entrance Hall

#### Reception

22' 2" max. x 19' 11" max. (6.76m x 6.07m)

#### Kitchen

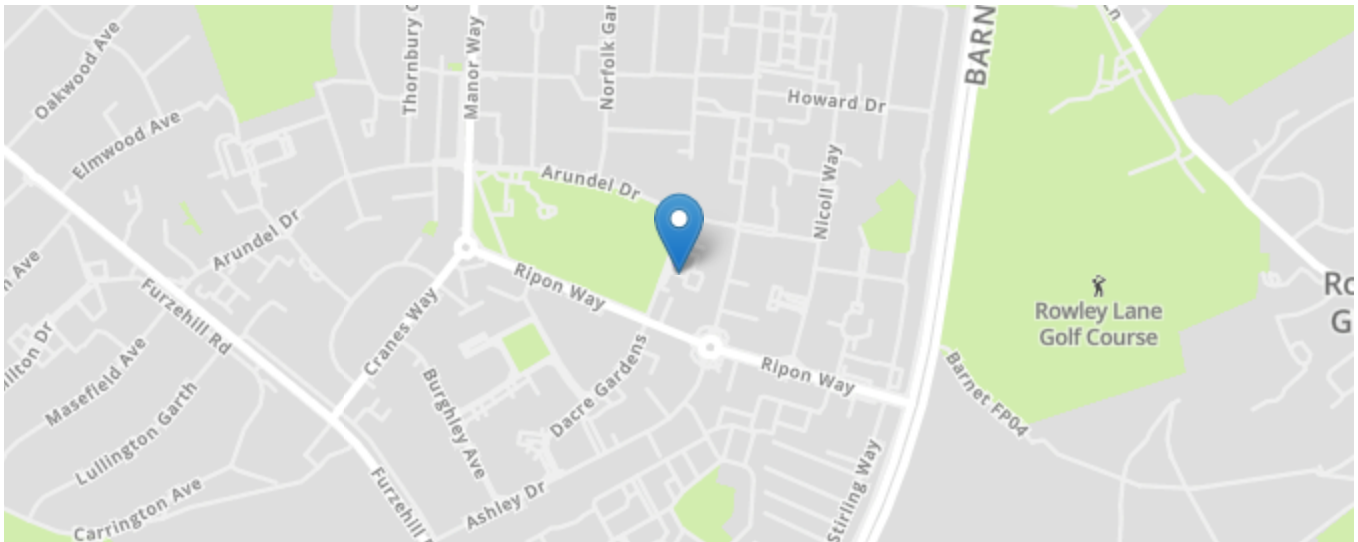
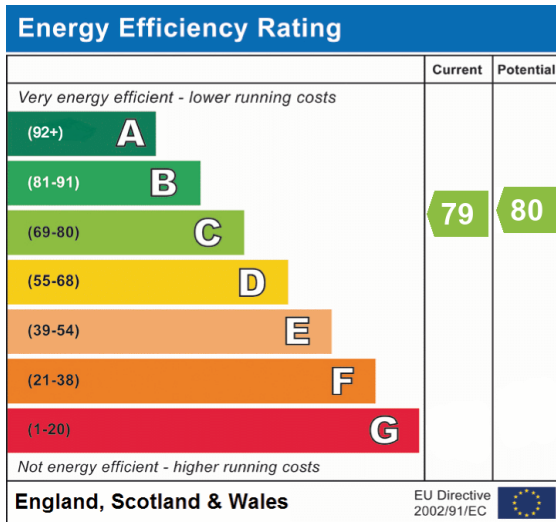
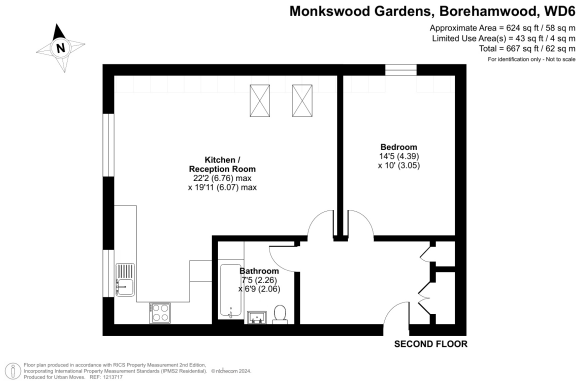
included in reception measurement

#### Bedroom

14' 5" x 10' 0" (4.39m x 3.05m)

#### Bathroom

7' 5" x 6' 9" (2.26m x 2.06m)



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.