

£76,000

Beaufort Close,

Berewood, PO7 3ET

PROPERTY SUMMARY

SHARED OWNERSHIP. We are delighted to offer for sale this new build 1 bedroom first floor garden flat on a shared ownership basis. Initial purchase of between 40% and 75% available. The property has a full market value of £190,000 and rent based on a 40% purchase of £76,000 is £261.25 per month. The property comes with allocated parking with EV charger, private garden, fitted kitchen/lounge and a bathroom. The property is leasehold and has a 125 year lease. There are no ground rent or service charges. Insurance approx £200 pa. The properties are sold off plan and photos may not be the actual property purchased but of previous properties of the same style.





ENTRANCE HALL Door to front, radiator, stairs to first floor landing, door to:

HALLWAY Radiator, airing cupboard, access to loft, doors to

BEDROOM 19' 09 max" x 9' (6.02m x 2.74m) Windows to front and side aspects, radiator.

LOUNGE/KITCHEN 19' 09" x 12' 07" (6.02m x 3.84m)

LOUNGE 12' 07" x 10' 08" (3.84m x 3.25m) Windows to front and side aspects, radiator.

KITCHEN 12' 07" x 9' 01" (3.84m x 2.77m) Window to rear aspect, range of fitted cupboards, units and work surfaces with inset sink unit and mixer tap, integrated oven, hob and extractor, space for appliances, open to lounge.

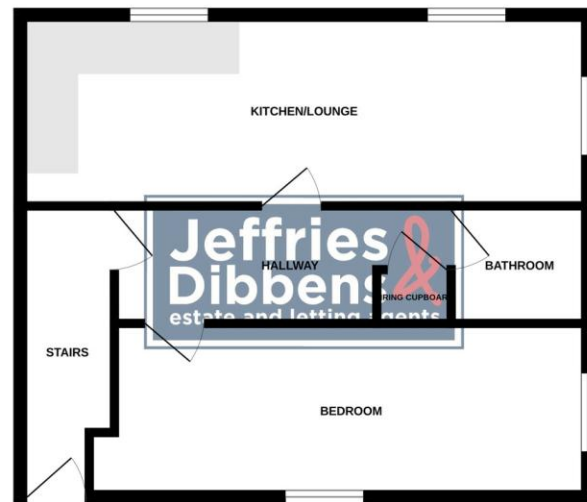
BATHROOM Heated towel rail, extractor, panelled bath with shower over, hand wash basin, WC, part tiled.

OUTSIDE Front - Allocated parking spot with EV charger, visitor parking available.

GARDEN Private rear garden which is mostly lawned and has a patio area, gated side access and outside light.



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used in conjunction with any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for the accuracy of the plan. Made with Floorplan Studio

LOCAL AUTHORITY
Winchester City Council

TENURE
Leasehold TBC

COUNCIL TAX BAND
Band

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

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