



FLAT 12, THRESHING HOUSE, HARVEST PATH, ARBORFIELD, WOKINGHAM, RG40 4AF

£112,500 LEASEHOLD

A 1 BEDROOMED TOP FLOOR APARTMENT ON THIS POPULAR MODERN DEVELOPMENT OFFERED ON A 40% SHARED OWNERSHIP BASIS.

Winkworth

Wokingham | 01189 072777 | wokingham@winkworth.co.uk

for every step...

winkworth.co.uk



DESCRIPTION:

Finchwood Park is set near the charming villages of Finchampstead and Arborfield.

Explore the 140 acres of green space on your doorstep, ideal for walks, picnics, and bike rides. And, with a range of shops and pubs nearby, you'll have everything you need within easy reach.

ELIGIBILITY

Shared Ownership gives first time buyers and those that do not currently own a home the opportunity to purchase a share in a new build or resales leasehold property. The purchaser pays a mortgage on the share they own and pays rent to a housing association on the remaining share. The combined mortgage and rent is usually less than you'd expect to pay if you bought a similar property outright although this is not a guarantee.

At Finchwood Park you can buy a minimum 40% share of your home (the maximum you can buy initially is 75%). When you're ready, you can buy more shares until you staircase to owning 100% of your home.

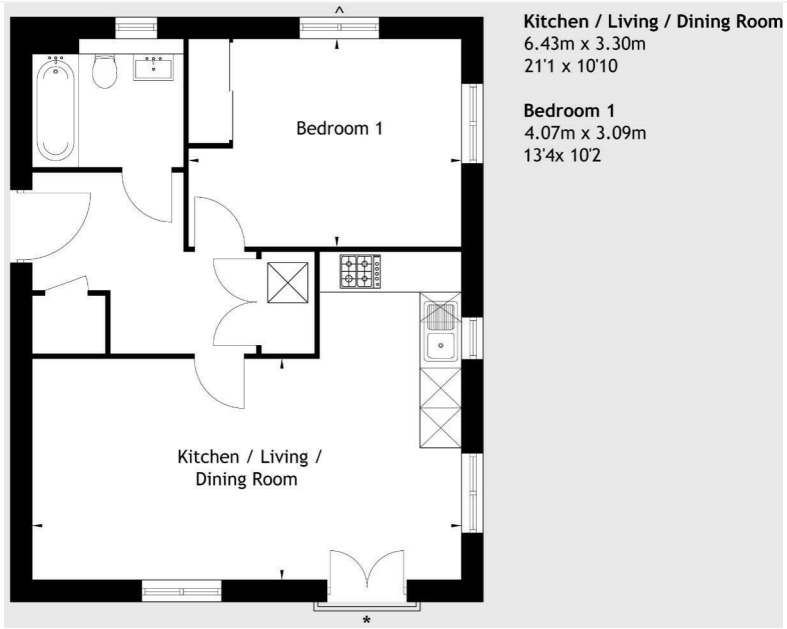
To be eligible for shared ownership you would need to meet the following criteria:

- Your annual household income does not exceed £80,000
- You have a deposit of at least 5% of the share value
- You do not own another property or have your name on the deeds or a mortgage for a property worldwide.
- This will be your only residence.
- You are a permanent UK resident or have indefinite right to remain.

AT A GLANCE

- Modern 1 bedroom apartment
- Fitted kitchen with appliances
- Council tax band B Wokingham
- Broad band basic 24Mbps
- Satellite/Fibre Availability Sky & BT
- Mobile coverage O2, EE, Vodafone & Three
- Approximate Service Charges: £89pcm
- rental fee circa £341pcm
- 990 years lease from 2023
- 40% Share (£281,250 100% value)





This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	82	82
(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	



Wokingham | 01189 072777 | wokingham@winkworth.co.uk

winkworth.co.uk

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Landmark who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £15 (plus VAT) per person and this will need to be paid by you in advance of us issuing a memorandum of sale, directly to Landmark, and is non-refundable.