

# CARTER HAYWARD

INDEPENDENT ESTATE AGENTS



Flat 8, Waddington House Barnes Wallis Way, Bricket Wood, AL2 3FL

35% SHARED OWNERSHIP - £120,750





- 35% Shared Ownership
- Popular & Sought After Location
  - Modern Style Flat
  - Open Plan Living
  - Two Bedrooms
  - Bathroom
- Off Street Parking for Two Vehicles
  - Close to Local Amenities
  - Good Road Links
  - Council Tax Band D



\*\*\*35% SHARED OWNERSHIP\*\*\* Welcome to Flat 8 Waddington House, a modern first-floor flat located in the desirable area of Bricket Wood. This property, built in 2018, offers a contemporary living experience with a generous 710 square feet of space, making it an ideal choice for first-time buyers or those looking to downsize.

The flat features an inviting open-plan living area that seamlessly combines the reception room and kitchen, creating a perfect space for relaxation and entertaining. The kitchen is equipped with integrated appliances, ensuring convenience and style. There are two well-proportioned bedrooms, providing ample space for rest and personalisation, along with a modern bathroom that meets all your needs.

One of the standout features of this property is the 35% shared ownership option, which makes it an attractive opportunity for those looking to enter the property market. With no upper chain, you can move in without delay. Additionally, the flat benefits from off-street parking for two vehicles, a valuable asset in this sought-after location.

Waddington House is conveniently situated close to local amenities, ensuring that you have everything you need within easy reach. The area also boasts good road links, making commuting and travel straightforward.

With 118 years remaining on the lease and the housing association linked to the shared ownership being Clarion, this property presents a fantastic opportunity to secure a modern home in a vibrant community. Don't miss your chance to view this lovely flat and make it your own.

RICS Full market value: £345,000

Percentage for sale: 35%

Rent: £660.07 per calendar month

Service charge: £174.16 per calendar month

Ground rent: £150.00 per annum



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## Waddington House AL2

Approximate Gross Internal Floor Area = 65.9 sq m / 710 sq ft

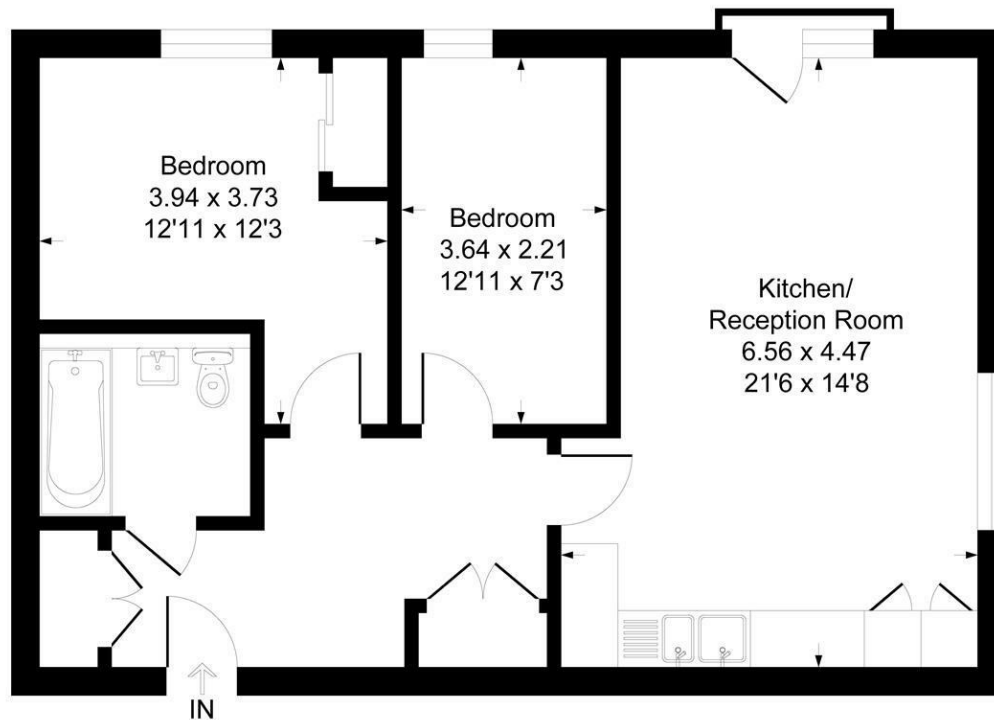



Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced By Esjay Property Marketing

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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