





**** 75% SHARED OWNERSHIP **** TWO
DOUBLE BEDROOMS **** Modern
property in a popular location offering
a fitted kitchen, utility room with wc,
lounge diner with doors onto the
garden, two double bedrooms and a
bathroom. Long drive and an enclosed
garden. EARLY VIEWING HIGHLY
RECOMMENDED.



Shared Ownership/Leasehold Information

Places for People

75% Ownership with 25% Rent payable per month to the housing association

Financial Breakdown:

Full market value: £250,000

Representative 75% share value: £187,500

Rent on unowned share (25%) : £144.51 per month

Service charge is £TBC per month

Lease commenced 2020 Term 99 Yrs with 93 Yrs remaining.

All interested parties will be required to complete a Places for People application (forms can be provided) which will need to be completed and returned prior to the property being taken off the market. Any applicants will also be referred for an affordability assessment to ensure that the purchase is sustainable – this is a mandatory part of the application process and will apply to all applicants.

KITCHEN

Entrance door into the kitchen with fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted oven and hob with extractor hood, space for a fridge freezer, radiator, upvc double glazed window to the front and doors to -

CLOAKROOM/UTILITY

Low flush wc, fitted cupboard, work surface, plumbing and space for a washing machine, sink, radiator and upvc double glazed window.



LOUNGE DINER

Radiator, storage cupboard, upvc double double glazed window to the side and double doors onto the garden, stairs to the first floor.

FIRST FLOOR LANDING

Loft access and doors to -

BEDROOM I

Upvc double glazed window and radiator.







BEDROOM 2

Upvc double glazed window and radiator.

BATHROOM

Panel enclosed bath with a shower over, low flush wc, wash hand basin and radiator.

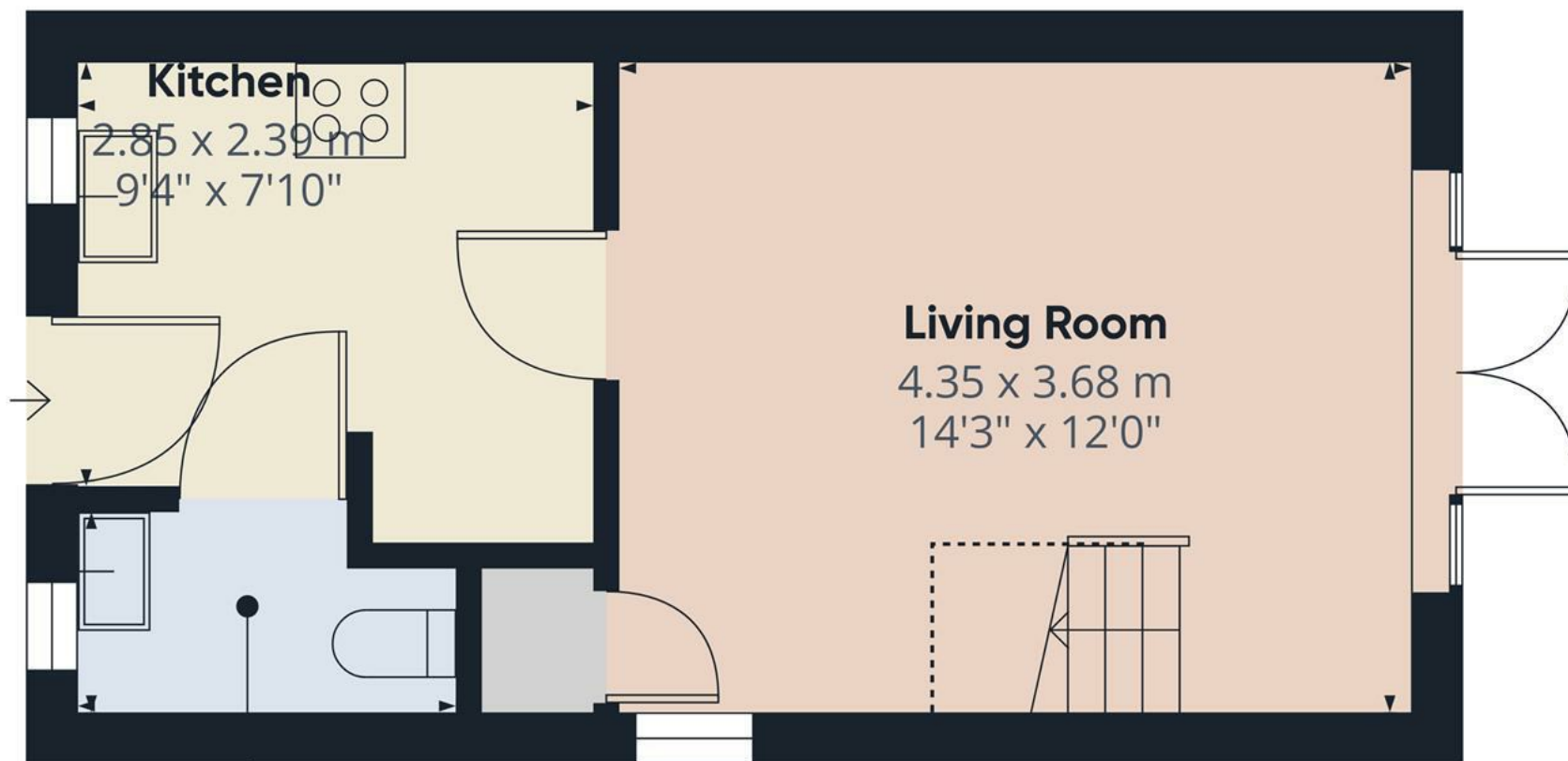
OUTSIDE

Side long drive, gated access to the rear garden with lawn and patio.









Approximate total area⁽¹⁾

26.58 m²

286.1 ft²

Reduced headroom

1.07 m²

11.46 ft²

(1) Excluding balconies and terraces

Reduced headroom

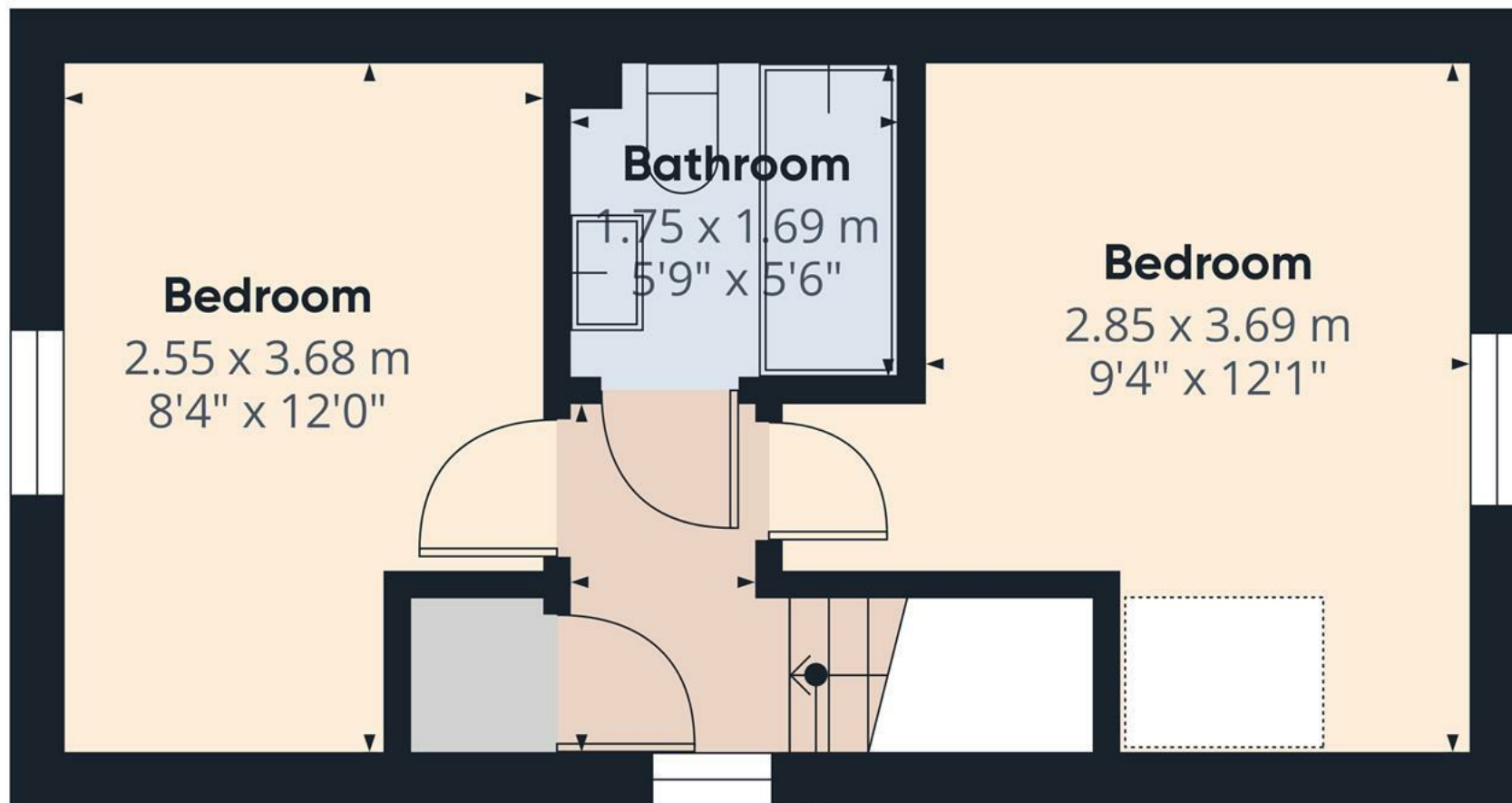
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Floor 0



Landing
1.01 x 1.89 m
3'3" x 6'2"

Approximate total area⁽¹⁾

23.94 m²

257.69 ft²

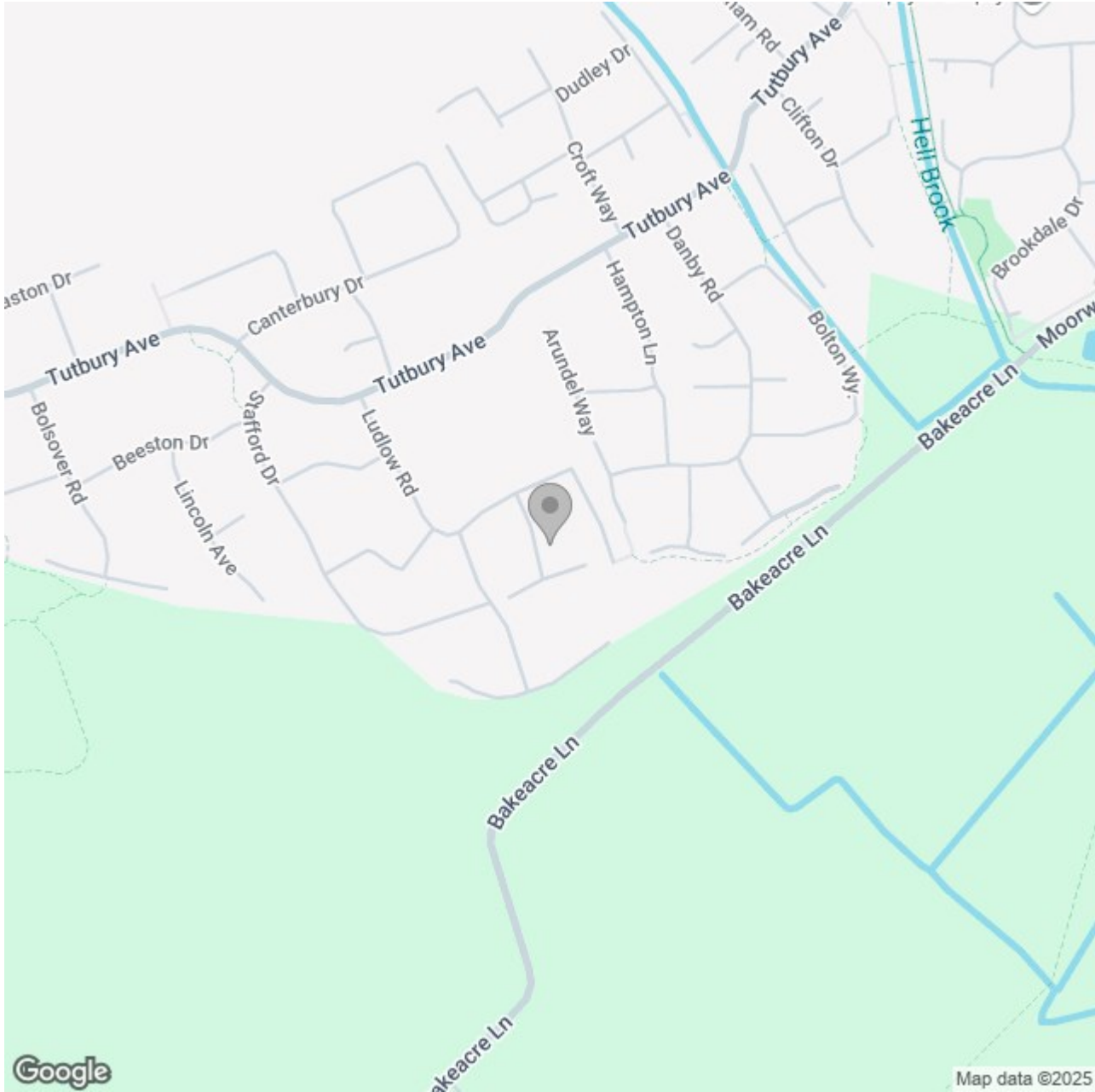
(1) Excluding balconies and terraces

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Floor 1



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		97
(92 plus) A		
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC