



10 Spinnakers Way, Burnham on Crouch, Essex CM0 8FQ

Fixed price £141,750

SHARED OWNERSHIP OPPORTUNITY TO PURCHASE 45% SHARE of this well presented semi-detached home positioned favourably on the edge of one of Burnham's most favoured modern developments overlooking a picturesque greensward. Set on the ever desirable Grangewood Park development, the property offers generously sized living accommodation commencing with an inviting hallway leading to a cloakroom, well presented kitchen with integrated appliances and lounge/diner. The first floor then offers a landing leading to the main bathroom and two well proportioned double bedrooms, one of which is complimented by a superb walk in wardrobe. Externally, the property enjoys an impressive rear garden while the frontage offers two parking spaces. Viewing strongly advised. Energy Rating B.



FIRST FLOOR:

LANDING:

Double glazed window to side, access to loft space, staircase down to ground floor, doors to:

BEDROOM 1: 10'6 x 10'2 (3.20m x 3.10m)

Double glazed window to front, radiator, door to walk-in wardrobe.

BEDROOM 2: 13'8 x 11' > 9'1 (4.17m x 3.35m > 2.77m)

Double glazed window to rear, radiator.

FAMILY BATHROOM: 6'6 > 5'6 x 6'9 (1.98m > 1.68m x 2.06m)

Chrome heated towel rail, 3 piece white suite comprising panelled bath with shower over and glass screen, close coupled wc and pedestal wash hand basin with tiled splashback, wall mounted cabinet, part tiled walls, wood effect floor, extractor fan.



GROUND FLOOR:

ENTRANCE HALLWAY:

Part obscure double glazed entrance door to front, radiator, luxury vinyl tile flooring, doors to:

CLOAKROOM: 5'3 x 3'2 (1.60m x 0.97m)

Obscure double glazed window to side, radiator, 2 piece white suite comprising close coupled wc and corner pedestal wash hand basin with tiled splashback, part tiled walls, tiled floor, extractor fan.

KITCHEN: 11'8 x 6'11 > 5'10 (3.56m x 2.11m > 1.78m)

Double glazed window to front, extensive range of matching wall and base mounted storage units and drawers, roll edged work surfaces with inset 1 1/2 bowl/single drainer sink unit, built in 4-ring gas hob with extractor hood over and oven below, integrated fridge/freezer, dishwasher and washing machine, tile effect splashbacks, tiled floor.

LOUNGE/DINER: 15' > 11' x 13'8 > 10'5 (4.57m > 3.35m x 4.17m > 3.18m)

Double glazed entrance door and window to rear, radiator, built in under stairs storage cupboard, continuation of luxury vinyl tile flooring.



EXTERIOR - REAR GARDEN:

Commencing with a patio paved, part shingled seating area leading to remainder which is laid to lawn, pathway leading to rear where a further block paved seating area also houses a timber storage shed, exterior cold water tap, side access gate leading to:

FRONTAGE:

Block paved driveway providing off road parking for 2 vehicles, remainder of frontage is shingled, EV car charging point, exterior cold water tap, side access gate into rear garden.

SHARED OWNERSHIP:

The Shared Ownership scheme is a Part Buy, Part Rent way of owning your own home for a smaller upfront payment. With Shared Ownership, you buy a share of your home using a mortgage from a bank or building society and pay a subsidised rent on the share you did not purchase. The combined mortgage and rent is usually less than you'd expect to pay if you bought a similar property outright. You can buy a minimum 45% share of your home and, when you're ready, you can buy more shares until you staircase to owning 100% of the property.

TENURE, FEES & COUNCIL TAX BAND:

Leasehold - 120 years remaining

Full price - £315,000 - Selling 45% Share price @ £141,750

Subsidised monthly rent payable - £431.90

Monthly service charge payable - £71.76

Council Tax Band C.

AGENTS NOTE:

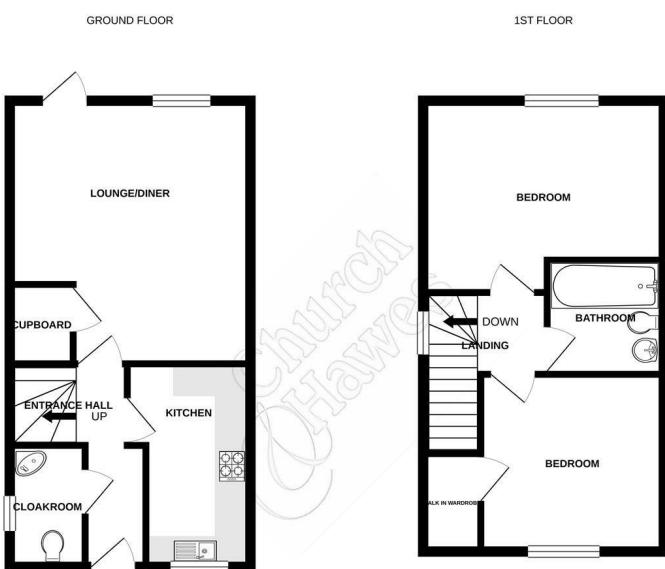
These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

MONEY LAUNDERING REGULATIONS & REFERRALS:

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

BURNHAM-ON-CROUCH:



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or inaccuracies. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or working order. The prospective purchaser should satisfy themselves as to the condition of the property. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or working order. The prospective purchaser should satisfy themselves as to the condition of the property.

