



Nestled in the charming town of Ledbury, this delightfully quirky shared ownership apartment at Homend Court offers a unique blend of historical character and modern convenience. Built in 1897, the property exudes a sense of timeless elegance, making it a perfect choice for those who appreciate older architecture.

The apartment features a open plan reception room, providing a welcoming space for relaxation and entertaining. The bedroom is cosy and inviting, ideal for restful nights. The bathroom is functional and full of natural light, catering to all your daily needs.

This apartment presents an excellent opportunity for first-time buyers or those looking to downsize, offering a chance to own a piece of history while enjoying the comforts of modern living. Don't miss the chance to make this charming property your new home.

## Shared Ownership Information

Open Market Value: £130,000  
 50% Shared Ownership: £65,000  
 Rent: £183.12pcm  
 Service charge: £32.94pcm  
 Building Insurance charge: £17.32

These costs will increase each year with inflation

### Entrance

Steps leading to front door

### Ground Floor

#### Entrance Hall

14'9" x 7'6" (4.5 x 2.3)

Doors leading to bathroom, kitchen diner and stairs to first floor

#### Kitchen/lounge

14'1" x 12'9" (4.3 x 3.9)

Secondary-glazed sash windows to front, fitted wall and base units, laminated work surfaces, stainless steel single drainer sink unit with mixer tap and lounge area

#### Bathroom

9'10".0'0" x 4'3" (3.0 x 1.3)

Obscure double-glazed windows to front elevation, white suite comprising bath with shower attachment, pedestal hand wash basin and WC. Partly tiled walls.

### First Floor

#### Bedroom

13'5" x 12'5" (4.1 x 3.8)

Secondary-glazed sash windows to rear and side.

#### Additional information

Allocated parking for 1 car

New boiler - Gas Central Heating

NO ONWARD CHAIN

## How does Shared Ownership work?

If you bought a home on the open market, you would agree a purchase price through an estate agent. Then you would take out a mortgage to cover the total purchase price of the property minus any deposit you might have available.

With Shared Ownership, the price of the property is fixed at the open market value, as assessed by a qualified valuer. You borrow just enough to cover the share you are buying. This is referred to as equity share.

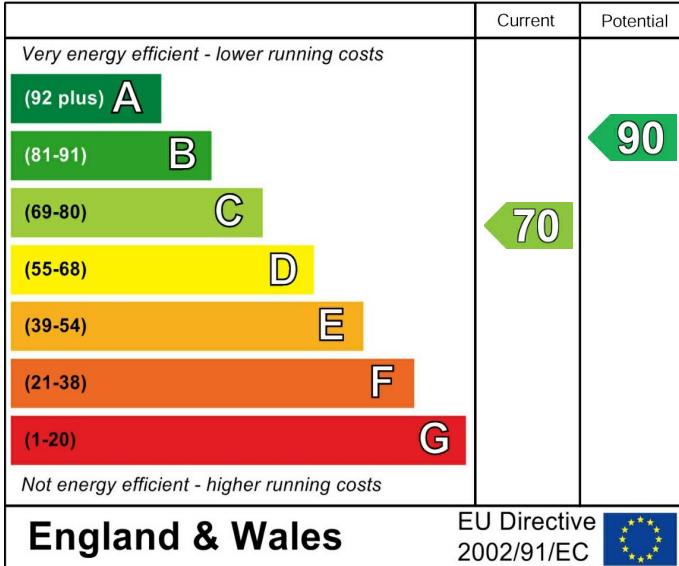
The equity share amount will be an amount that you can afford, as set out under government guidelines. The total monthly cost of the rent, plus your mortgage, will be lower than the monthly cost if you bought the property outright with a mortgage.

For legal reasons, while you are only buying a part-share of the property, you will have a leasehold interest. However, you may buy further shares. This is called 'staircasing', and may eventually progress to outright ownership.

### Disclaimer

All measurements are approximate. We have not checked the serviceability of any appliances, fixtures or utilities (i.e. water, electricity, gas) which may be included in the sale. We cannot guarantee building regulations or planning permission has been approved and all prospective purchasers should satisfy themselves on these points prior to entering into a contract. Consumer Protection from Unfair Trading Regulations 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

## Energy Efficiency Rating



## Environmental Impact (CO<sub>2</sub>) Rating

