



## Shared ownership information

Shared ownership is a part buy part rent property from a registered landlord  
You purchase a share with the help of a mortgage based on your affordability.

Example of costs based on a Share of: 40 %

Open Market Value: £225,000

40% shared ownership: £90,000

Rent per month: £366.77

Service Charges per month: £31.58

Buildings insurance per month: £17.30

The more you buy the lower your rent will be. These costs will increase each year with inflation.

## Ground Floor

### Kitchen/Dining/Lounge

29'7" x 13'9" (9.02 x 4.20)

Fitted kitchen with range of wall and base units, sink, space for washing machine and fridge/freezer. Electric oven with gas hob with hood over. Window to front of property.

Lounge area, patio doors out to rear garden

### WC

1.8 x 0.8

Low level WC and hand basin in white.

## First Floor

Stairs leading to first floor landing with large storage cupboard housing gas boiler.

### Bedroom one

4.1 x 3.3

Large double bedroom with Window to rear elevation

## Bathroom

2.1 x 2.0

White wash hand basin and low level WC, bath with shower over and glass shower screen.

## Bedroom Two

13'8" x 11'5" (4.18 x 3.48)

Double bedroom with Window to front elevation

## External

Garden to rear garden with side access. Patio area from lounge patio doors. Grassed area and concrete base in place for shed.

Driveway Parking for 2 cars.

## 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

	Current	Potential
Very energy efficient - lower running costs (92 plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

