# 18 Mallard Close, Toddington, Gloucestershire GL54 5FZ
# (not yet registered) GL54 5DT
# 25% Shared ownership £83,750

Your first chance to buy share ownership on The Grange, Toddington.

Nestled in the heart of the North Cotswolds, Toddington is a charming Gloucestershire village surrounded by rolling countryside, historic landmarks, and a strong sense of community.

Best known for the Gloucestershire Warwickshire Steam Railway, Toddington offers a delightful blend of rural beauty and heritage charm.

With excellent connections to Cheltenham, Broadway, and the wider Cotswolds, the village is perfect for those seeking a peaceful lifestyle with easy access to local market towns.

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## 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: 25 % - £83,750

Open Market Value: £335,000
Rent per month: £575.78
Service Charges per month: £49.83
Buildings insurance per month: £17.31

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

## Artists Impressions

All images are used for illustrative purposes only and are representative only. They may not be the same as the actual home you purchase and the specification may differ. Images may be of a slightly different model of home and may include optional upgrades and extras which involve additional cost. Individual features such as windows, brick, carpets, paint and other material colours may vary and also the specification of fittings may vary. Any furnishings and furniture are not included in any sale.

## Property Layout

Ground Floor;
Hallway through to Lounge
Kitchen area, includes fitted oven, hob and hood. Door to rear garden
Downstairs WC

First Floor;
Bedroom 1
Bedroom 2
Bathroom - White suite with Shower over bath

Outside:
Private Rear Garden with patio area and turf
2 Allocated parking spaces
Air Source Heat Pump

## Two Rivers Housing

TwoCan estate agents are advertising this property on behalf of Two Rivers Housing. Two Rivers Housing are the owners of Twocan

## How does Shared Ownership work?

Shared Ownership is a government scheme that offers you the chance to buy a share of a property from a housing association, a non-profit-making body that provides homes. Because you only own a part of the property, you can buy it with a smaller deposit and mortgage.

A smaller mortgage means smaller repayments but you'll also need to pay:

- rent on the share of the property you do not yet own
- monthly service charges

Shared Ownership homes can be new builds, existing properties, houses or flats. All Shared Ownership properties are leasehold, even houses.

## Eligibility Criteria

To be eligible for Shared Ownership you need to:

- be a first-time buyer, an existing shared ownership homeowner, or a former homeowner who can't afford to buy now
- be over 18 years old
- have an annual household income of less than £80,000 (£90,000 in London).

If you wish to buy one of these properties we need to assess your eligibility for shared ownership. For this we need to see:

• Proof of ID
• Proof of address

You will also be required to complete an application form and an affordability calculation.