



Nestled in the new development of Upton Gardens, Whitminster, this delightful end terrace house offers an excellent opportunity for those seeking a modern home through shared ownership. This new build property boasts a contemporary design and is perfect for first-time buyers or those looking to downsize.

One of the standout features of this home is that it has been built to Zero carbon standards and has an air source heating system, ensuring warmth and comfort throughout the year while being environmentally friendly. Additionally, the property benefits from parking for two vehicles, a valuable asset in today's busy world.

As a shared ownership property, it offers a unique opportunity to enter the housing market based on affordability, making it an attractive option for many. Please note that a local connection to Stroud is required for potential buyers.

## 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.

## Shared ownership information New AHP

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.

Open Market Value: £270,000

35% Shared Ownership: £94,500

Rent: £402.19pcm

Service Charge: £49.00

Estate charge: £15.17pcm

Buildings insurance per month: £17.22pcm

The more you buy the lower your rent will be. Rent is calculated at 2.75% of the unowned share. These costs will increase each year with inflation.

## Ground Floor

### Entrance Hall

Door leading to downstairs WC, Kitchen/Diner, Lounge and stairs to first floor

### WC

6'2" x 5'8" (1.9 x 1.75)

White wash hand basin and low level WC with window to front

### Kitchen/ Diner

17'11" x 11'10" (5.48 x 3.62)

Fitted kitchen with range of wall and basin units, stainless steel sink with mixer tap, space for washing machine, dishwasher and fridge/freezer. Electric oven with gas hob with hood over. Window to the front and side elevation.

Dining area with door leading to cupboard

### Lounge

15'0" x 9'8" (4.59 x 2.96)

Doors leading to the rear garden, window to the rear elevation

## First Floor

### Bedroom 1

15'0" x 10'9" (4.58 x 3.29)

Window to Rear elevation

### Bedroom 2

15'0" x 9'4" (4.58 x 2.87)

Window to front elevation

### Bathroom

7'1" x 5'7" (2.16 x 1.71)

White bathroom suite with shower over bath, Low level WC and wash hand basin. Window to side elevation.

### 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
- Mortgage in principle
- Proof of deposit
- Full details for each buyer

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

### Two Rivers Housing

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

### 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, 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		 98
(81-91) B		
(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	

