



Welcome to this charming semi-detached house located in the desirable Boundary Place, Johnstone Close, Staunton. This newly built property, completed in 2025, offers a modern living experience with a focus on sustainability, making it an ideal choice for eco-conscious buyers.

As you enter the home, you will find a well-designed reception room that provides a warm and inviting space for relaxation and entertaining. The property boasts two comfortable bedrooms, perfect for a small family or those seeking a guest room or home office. The bathroom is thoughtfully appointed, ensuring convenience and comfort for all residents.

One of the standout features of this home is its eco-friendly design, equipped with an air source heating system that promotes energy efficiency and reduces your carbon footprint. This modern approach to heating not only benefits the environment but also helps to keep energy costs manageable.

For those with vehicles, the property offers parking for two cars, a valuable asset in today's busy world. The location in Staunton provides a peaceful setting while still being within easy reach of local amenities and transport links, making it a perfect blend of tranquillity and convenience.

### 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.

Example of costs based on a Share of: 40 %

Open Market Value: £260,000  
 Rent per month: £357.50  
 Service Charges per month: £10.28  
 Buildings insurance per month: £17.32

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

30'2" x 18'4" (9.21 x 5.61)  
 Open Plan kitchen/diner/lounge.

#### Kitchen/diner/lounge.

32'6" x 18'4" (9.915 x 5.61)  
 Open plan with fitted kitchen with base and Wall units. Stainless steel sink with mixer tap. Space for white goods. Electric oven, hob and extractor fan hood. Large door to rear garden.

Lounge area includes open staircase leading to first floor. Under stairs cupboard housing air source heat pump. Window to front elevation.

#### WC

5'3" x 4'2" (1.62 x 1.28)  
 White low level WC and hand wash basin.

#### First Floor.

18'5" x 26'7" (5.62 x 8.12)  
 Landing area with obscured window to rear elevation. Doors leading to Bedroom 1, bedroom 2 and bathroom. Loft hatch.

#### Bedroom 1

16'3" x 11'11" (4.96 x 3.64)  
 Over stairs cupboard. 2 windows to front elevation.

#### Bedroom 2

10'6" x 16'3" (3.21 x 4.96)  
 2 windows to front and rear elevation.

#### Bathroom

6'8" x 7'1" (2.05 x 2.17)  
 White bathroom suite with shower over bath, low level WC and hand wash basin. Heated towel rail. Obscured window rear elevation.

#### External

Enclosed rear garden with patio area and shed. Parking spaces for 2 vehicles.

### 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.

### 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 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.

