14 Johnstone Close, Staunton, Gloucestershire GL19 3RR
40% Shared ownership £104,000

Brand new 2 bed 40% shared ownership property situated within the village of Staunton.

The accommodation compromises of an large open plan space leading from lounge area, to kitchen with WC at the back. Door leading to an enclosed rear garden featuring a patio, and garden shed. On the first floor has two bedrooms, with a fitted wardrobe and storage cupboard in the main bedroom, bathroom with over the shower bath.

Parking to the front of the property with an EV charging point.

The Property is double glazed, fitted with an air source heat pump situated within the kitchen.

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

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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.