



## Heathfield Lane, Birkenshaw,

**£90,000**

**\*\* Please see affordable housing qualifying criteria in main description \*\***

**\*\* GROUND FLOOR APARTMENT \*\* TWO BEDROOMS \*\* MODERN KITCHEN & BATHROOMS \*\***

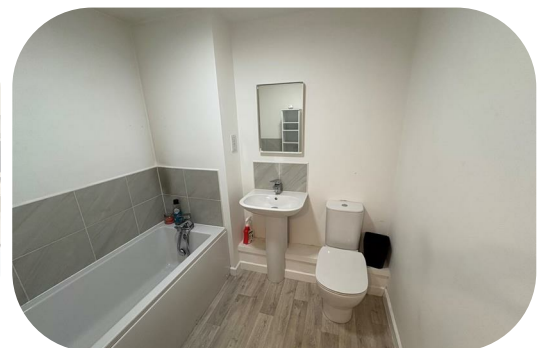
**\*\* WELL PRESENTED THROUGHOUT \*\* COMMUNAL GARDENS \*\* ALLOCATED PARKING \*\***

**ATTENTION!!!** Forming part of the Qualifying Person criteria, Terms and Conditions apply.

This modern and well presented two double bedroom ground floor apartment is offered at 55% of market value and is aimed at \*specific buyers to help them on to the property ladder.

Ideally located on the popular Heathfield Development in Birkenshaw and within easy reach of amenities, shops and excellent motorway links. The accommodation briefly comprises entrance hallway, open plan lounge kitchen, two double bedrooms (master with en-suite) and a bathroom.

To the outside there are communal gardens and dedicated parking space.





Affordable Housing Qualifying Criteria

- Must be a First Time Buyer that will occupy as their sole / main residence
- Have a gross household income of less than £80,000
- Must be between the ages of 23 and 40, OR
- Be over 40 and acquiring the property jointly with a First Time Buyer who is between the ages of 23-40
- Be a current or former member of Her Majesty's Armed Forces who was injured in service or was the partner of a member of the Armed Forces who died in service

Hall

Three useful storage cupboards, plumbing for auto washer and radiator.

Open Plan Lounge / Kitchen

11'2" x 21'9" (3.40m" x 6.63m")

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, oven & hob with extractor.

Lounge Area

Radiator and door leading to rear.

Bedroom One

11'5" x 10'7" (3.48m" x 3.23m")

Radiator.

En Suite

Modern three piece suite comprising shower cubicle, low flush wc, pedestal wash basin, radiator and extractor fan.

Bedroom Two

11'4" x 10'8" (3.45m" x 3.25m")

Radiator.

Bathroom

Modern three peice suite comprising panel bath, low flush wc, pedestal wash basin, radiator and extractor fan.

Exterior

Communal gardens and allocated parking.

Tenure

LEASEHOLD.

Lease 999 years from build.

Ground Rent & Service Charge £650 every 6 months.

Council Tax Band

A



**Agent Notes & Disclaimer** We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

