



VENTURE
PLATINUM

Baldwin Lane | Darlington
50% Shared Ownership £82,500



A rare chance to buy a four-bedroom, shared-ownership family home with integral garage, driveway and rear garden. The property offers versatile living over three floors, perfect for a family. There is a ground-floor cloakroom just off the entrance hallway and an attractive kitchen/dining room with patio doors that open onto a decked seating area. To the first floor is a reception room with Juliette balcony, the main bathroom and a good-sized double bedroom. The top floor consists of a principle bedroom with built-in wardrobe and en-suite shower room plus two further double bedrooms. Darlington Railway Station and the town centre are less than a ten-minute drive away (Google Maps) and can also be reached via local bus or by brief bike ride.

The property can also be purchased at 100% ownership at £165,000 (subject to terms and conditions)

NOTE

Shared ownership (Advertised price represents 50% share. Full market value £165,000). A rare chance to buy a four-bedroom, shared-ownership family home with integral garage, driveway and rear garden. The property provides well over thirteen hundred square foot of space arranged over three levels. There is a ground-floor cloakroom just off the entrance hallway and an attractive kitchen/dining room with patio doors that open onto a decked seating area. Upstairs is a reception room with Juliette balcony, the main bathroom and a good-sized double bedroom. The top floor consists of a principle bedroom with built-in wardrobe and en-suite shower room plus two further double bedrooms. Darlington Railway Station and the town centre are less than a ten-minute drive away (Google Maps) and can also be reached via local bus or by brief bike ride. Interested parties are required to complete the shared ownership common application form

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(Please note the minimum income and deposit requirements for eligibility. You do not need to request a viewing separately once you have completed the application form.)

Housing Association: Heylo. Heylo Housing requires that all applicants must have Permanent rights to reside in the UK

Tenure: Leasehold (125 years from 2019).

Minimum Share: 50% (£82,500).

Shared Ownership Rent: £229.65 per month (subject to annual review).

Combined Insurance, Service Charge and Management Fee: £41.49 per month (subject to annual review).

Guideline Minimum Income: Dual - £20,000 Single - £23,700 (based on minimum share and 10% deposit).

Council Tax: Band D, Darlington Borough Council. Priority is given to applicants living and/or working in this local authority.

This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone.

What is shared ownership ?

Shared Ownership is a housing scheme designed to help homebuyers who are unable to afford the cost of buying a property outright on the open market. Properties may be sold off-plan or new build direct from housing associations, or pre-owned from existing shared owners. The rules and terms of the scheme are set by the Greater London Authority (gla) in London and Homes England outside of London.

Is shared ownership for you ?

The gla and Homes England set the eligibility criteria for Shared Ownership, but broadly speaking you must:

1. Not own another property in the UK or any other country.
2. Have a household income that falls below £90,000 (£80,000 threshold outside the M25). Every property will have a minimum income level too, determined by its' value, rent and service charge costs. In most cases you will need to meet or exceed the given minimum income.
3. Have access to a minimum deposit of 10% of the share being purchased (a minimum deposit of 5% of the share being purchased may be acceptable depending on individual financial status).
4. Be in full time permanent employment.
5. Be a British, EU or eea Citizen or have indefinite leave to remain in the UK
6. Have a good credit history.

Entrance Hallway

With laminate flooring, radiator and staircase to the first floor.

Kitchen/Diner 4.78m x 3.63m (15'8 x 11'11)

With double doors to the rear and window to the rear, fitted with a range of cappuccino wall, floor and drawer units, laminate work surfaces, four ring hob, oven and extractor, one and a half bowl stainless steel sink unit with mixer tap, space for dishwasher, space for fridge/freezer.





Ground Floor Cloaks

Low level wc, and wash hand basin.

First Floor

Landing. With radiator.

Lounge 4.83m x 3.68m (15'10 x 12'1)

Double doors to the rear with Juliet style balcony, laminate flooring and part panelled walls.

Bedroom 4 3.07m x 2.57m (10'1 x 8'5)

With window to the front, laminate flooring and radiator.





Bathroom

Fitted with a suite comprising panelled bath, low level wc, wash hand basin vinyl, flooring and radiator.

Second Floor

Landing.

Bedroom 3 3.66m x 2.11m (12' x 6'11)

With window to the rear and radiator.

Bedroom 2 3.66m x 2.59m (12' x 8'6)

With window to the rear and radiator.

Bedroom 1 4.83m x 3.89m (15'10 x 12'9)

With two windows to the front, radiator and storage cupboard.

En-Suite

With double shower cubicle, low level wc, wash hand basin, vinyl flooring and part tiled walls.

Externally

There is an open plan lawned garden to the front with driveway for off street parking. To the rear the garden is laid to lawn with patio area.

Council Tax

Band D

Tenure

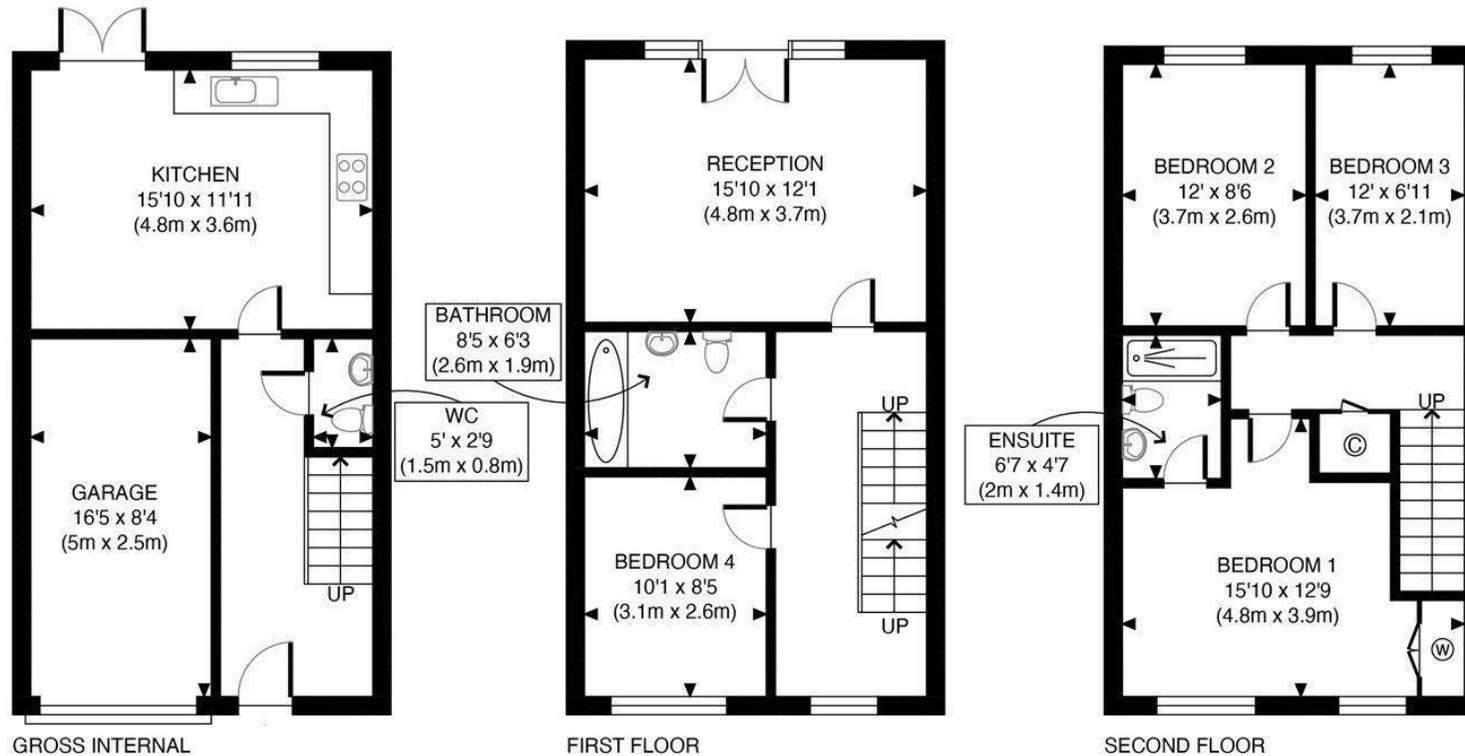
This property is leasehold
999 year lease from 28/6/2019

Note

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house



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<p>APPROX. GROSS INTERNAL FLOOR AREA WITH GARAGE 1377 SQ FT / 128 SQM APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GARAGE 1229 SQ FT / 114 SQM Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation</p>	Baldwin Lane	
	date	27/04/23

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.