



14 Bartholomew Close

Edwalton | NG12 4HL | 25% Shared Ownership £81,250

ROYSTON  
& LUND



- SHARED OWNERSHIP £81,250
- Three Bedroom Semi Detached Family Home
- Integrated Kitchen Appliances
- Close By To Numerous Amenities
- EPC Rating - B
- Opportunity To Purchase The Full 100%
- Ample Off Street Parking
- Downstairs WC
- Excellent Transport Links
- Council Tax Band - C





### **\*\*SHARED OWNERSHIP\*\***

25% share at £81,250

A three bedroom semi detached property located in the desirable new estate in Edwalton. Situated close by to numerous amenities being a short drive from West Bridgforths Central Avenue where there are local shops, bars and restaurants, not to mention being in the catchment area for well regarded schools and having excellent transport links into the City Centre. This property would be a perfect fit for a growing family.

Ground floor accommodation comprises of an entrance hall that leads you into the kitchen, living room, downstairs WC and stairs to the first floor. The living room is a great size with French doors leading to the rear garden. The kitchen is ample in size and has integrated appliances such as an oven hob and extractor fan with room to add further freestanding appliances. The ground floor further has the benefit of under stair storage.

To the first floor there are three well proportioned double bedrooms. The main bedroom having built in wardrobe space. All three bedrooms share a three piece family bathroom consisting of a bath with shower overhead, along with a wash basin and WC.

Interested parties cannot purchase more than 25% immediately. They can staircase after purchasing at the initial sale price.

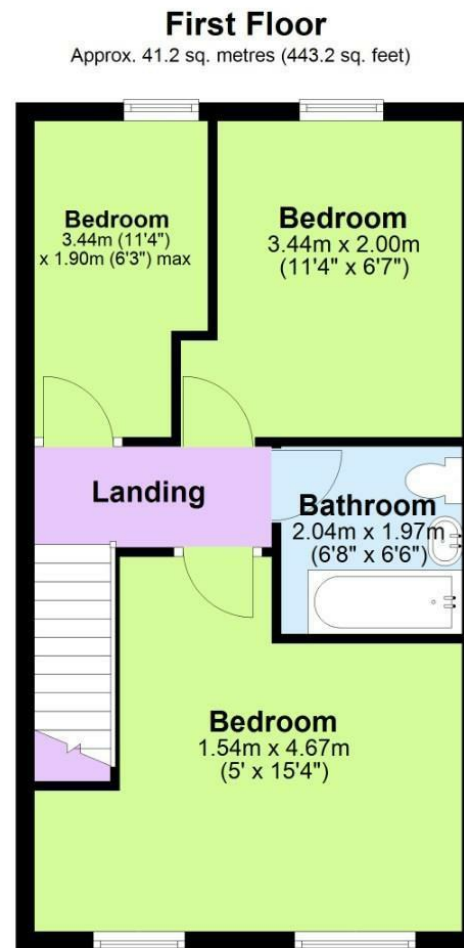
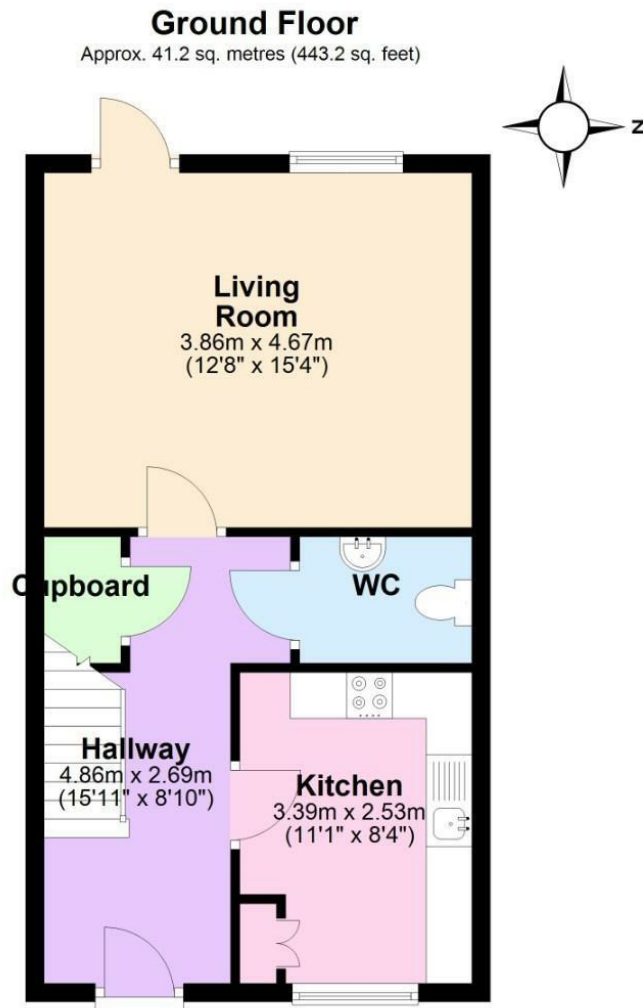
Staircase prices:

30%	£97,500	£571.03
40%	£130,000	£489.46
50%	£162,500	£407.88
60%	£195,000	£326.30
70%	£227,500	£244.73
75%	£243,750	£203.94

Service Charge - £16.85  
Buildings Insurance - £18.47  
Management Fee - £3.87







Total area: approx. 82.3 sq. metres (886.4 sq. feet)



**EPC**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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