



MISREPRESENTATION ACT 1967.

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

40% SHARED OWNERSHIP \* FIRST FLOOR APARTMENT WITH ALLOCATED PARKING SPACE. Housing Association.

Muir Housing Group are delighted to present a two-bedroom first floor apartment in Saddlery Way with 40% shared ownership. This property is conveniently located next to Chester Racecourse, alongside the River Dee and a short walk into Chester City Centre.

The accommodation briefly comprises: Entrance Hall with cylinder cupboard, open-plan living/dining and kitchen area with French door and Juliet style balcony, bedroom one, bedroom two with French door and Juliet style balcony and bathroom. The property benefits from UPVC double glazing, electric heating, and an intercom entry system. Externally there are communal maintained areas and an allocated parking space that is not required to be surrendered on race days.

Saddlery way is a popular development that is well placed just a small walk from Chester City Centre which offers shopping and dining aplenty. Leisure facilities such as Northgate Arena and Total Fitness are close by, as well as the Greyhound Retail Park and Tesco Supermarket which are also within comfortable walking distance of the property. Saddlery Way is well placed for easy commuting to surrounding areas Chester business park is within a short drive together with the A55 Expressway which links into the motorway network to North Wales.

Full Market Value £130,000

40% Share Value: £52,000

Rent on unowned share £178.75. PCM

Service Charge: £91.52 PCM

Muir management fee £26.28 PCM

Ground rent: £250 Per annum

Tenure; Leasehold 99 years

Council Tax; Cheshire West and Chester - Tax Band C

Allocated parking space: No. 17, located to the rear of the main entrance and visible from the apartment.

#### Eligibility

Have a combined household income under £80,000 per annum

Not already own a property, or part of a property, at the time of completing on your purchase

Be unable to purchase a suitable home to meet your housing needs on the open market.

All prospective purchasers must complete a share ownership application form and affordability assessment to confirm eligibility.

The asking price represents a 40% share. The remaining 60% share of this Leasehold title not being sold within this transaction falls within the ownership of the Muir Group

#### Information on Shared Ownership;

If you can't afford the mortgage on 100% of a home, Shared Ownership offers you the chance to buy a share of your home (between 40% and 75%) and pay rent on the remaining share. You could buy bigger shares when you can afford to do so which is referred to as 'staircasing' and the more shared you own, the less rent you pay. Muir Housing Group offer 'staircasing' to 100% ownership.

Management and estate charges apply.