



**Ground Floor**

Living/Dining Room 4.95m x 4.28m\* 16' 3" x 14' 1"

Kitchen 3.62m x 2.78m\* 11' 11" x 9' 1"

\*Maximum dimension

**First Floor**

Bedroom 1 4.95m x 3.53m 16' 3" x 11' 7"

Bedroom 2 4.38m x 2.78m 14' 4" x 9' 1"

Bathroom 2.08m x 1.95m 6' 10" x 6' 5"

\*Maximum dimension

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.

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## DESCRIPTION

Muir Housing Group are delighted to present Millbrook Meadows, Tattenhall, Cheshire. This development includes 2 and 3 bedroom homes developed by Lister Carter Homes.

Each new build home had been carefully designed to offer spacious practical fitted kitchens, comfortable living spaces well planned bedrooms and attractive exteriors. Every aspect of your new Muir home is carefully finished to the highest standard. The scheme includes vehicular and pedestrian accesses, public open space and landscaping.

Tattenhall is a sought after rural village, which provides a good selection of local amenities. Such as shops, restaurants, doctors, and primary schools. Popular family attractions like The Ice Cream farm are nearby.

Full Market Value (3 bedroom end terrace house): £435,000

Full Market Value (2 bedroom mid terrace house): £340,000

35% Share Value: (3 bedroom end terrace): £152,250

40% Share Value (2 bedroom mid terrace): £136,000

Rent on unowned share (3 bedroom end terrace):  
£647.97PCM

Rent on unowned share (2 bedroom mid terrace):  
£467.50PCM

Service Charge: £25.07

Council Tax: Council tax bands are often not released until the property is complete.

Fitted kitchen with Oven, Hob and Extractor provided  
Tiled flooring to kitchen, bathroom and cloakroom  
Downstairs cloakroom  
Free standing shower cubicle — 3 bedroom homes  
Heated towel rail in bathroom  
Soft close kitchen drawers and cupboards  
Bifold doors  
Wooden panel internal doors  
Two car parking spaces  
Fully Turfed rear garden with close boards fencing and outside tap  
Indian stone patio in rear garden  
2 outside lights for each home  
Double Glazing/ Central Heating  
10 Year New Home Guarantee  
250 year lease term

## 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.

## 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.

\* £1000 flooring incentive is reduced from purchase price on completion.