



11 Oakhaven Way, The Acorns, Clipstone Road East,  
Forest Town, Mansfield, NG19 0HS

TJ  
THOMAS  
JAMES

# 11 Oakhaven Way, The Acorns, Clipstone Road East, Forest Town, Mansfield

**\*\* SHARED OWNERSHIP PURCHASE \*\***

(Price shown is 50% purchase. Full purchase price would be £260,000)

This brand new Stancliff Homes (Calke design) semi detached property provides spacious accommodation arranged over two floors including; an entrance hallway, a fitted kitchen, a lounge/dining room with bi-fold doors opening to the rear garden, plus a wc on the ground floor, with the first floor landing giving access to three bedrooms (one with an en-suite shower room), and the family bathroom.

Benefiting from gas central heating and double glazing, the property also has off road parking for up to two vehicles.

Situated within easy reach of facilities in Forest Town, and Clipstone, the property is close to main road routes giving access to Mansfield and Nottingham.

Offered to the market on a Shared Ownership Purchase basis, the property will make an ideal first home.

## 50% Shared Ownership £130,000





#### **ACCOMMODATION**

The entrance door opens to the entrance hallway. The entrance hallway has stairs off to the first floor, an understairs storage cupboard, and doors into the ground floor wc, the lounge/dining room, and the kitchen.

The ground floor wc is fitted with a wc, and a wash hand basin.

The kitchen has a range of wall, drawer and base units, a stainless steel sink and drainer unit with a mixer tap over, plus a built in electric oven, and a gas hob. There is open access from the kitchen, to the lounge/dining room.

The lounge/dining room has ceiling light points, a radiator, and bi-fold doors opening to the rear garden.

On reaching the first floor, the landing has an airing cupboard, and doors into all three bedrooms, and the family bathroom.

Bedroom one has a window to the rear, a radiator, a ceiling light point, and a door into the en-suite shower room. The en-suite shower room is fitted with a shower enclosure, a wash hand basin, and a wc. There is also a radiator.

Bedroom two has a window to the front, a radiator, and a ceiling light point.

Bedroom three has a window to the rear, a radiator, and a ceiling light point.

Completing the accommodation, the family bathroom is fitted with a bath, a wash hand basin, and a wc. There is window to the front.

#### **OUTSIDE**

There is off road parking for two vehicles.

Fully enclosed lawned rear garden.

#### **Shared Ownership Details**

When you are looking for shared ownership homes, you should always check the Key Information Document to see which model covers that specific home.

When you buy a home through shared ownership, you enter into a shared ownership lease. The lease is a legal agreement between you (the 'leaseholder') and the landlord.

It sets out the rights and responsibilities of both parties.

Before committing to buy a shared ownership property, you should take independent legal and financial advice. Details will be given on request.

To confirm a £500.00 reservation fee following successful application

#### **Leasehold Information**

The Service Charge will be £22.91 per month which is Buildings insurance and nominal management fee.

Leasehold - 990 Years

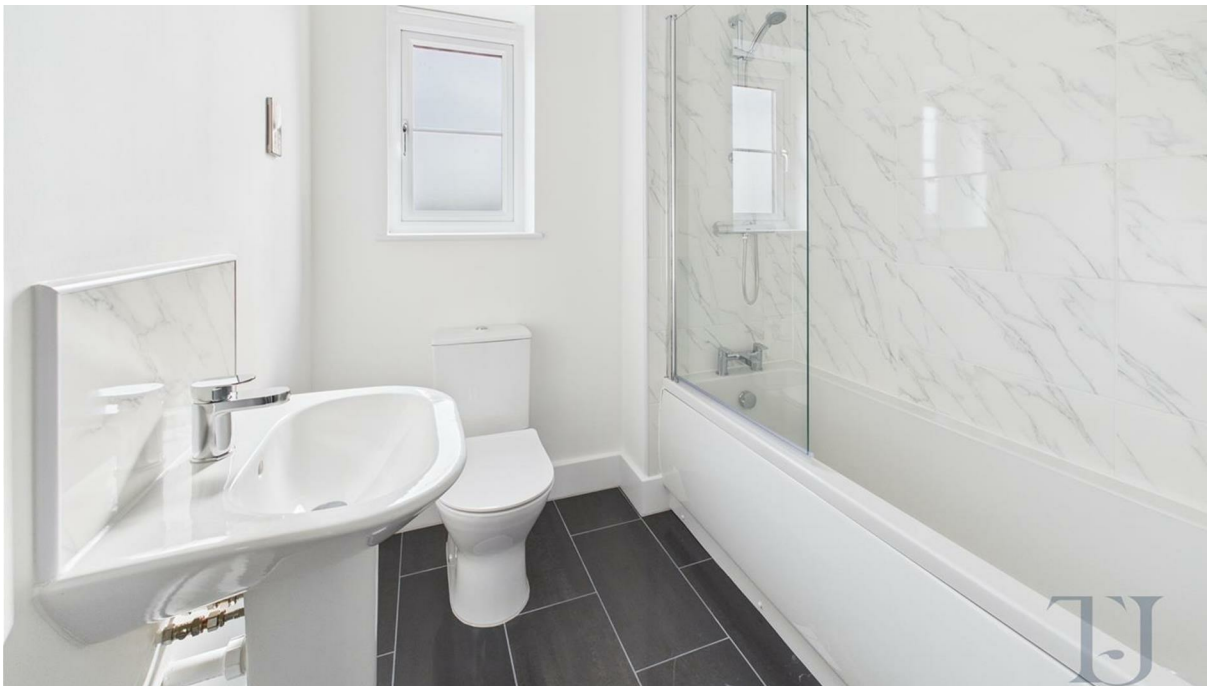
The Service charge may increase in the future to include Estate / Service Charges however, shared owners will receive new estimates each year to advise (this would not change mid-year).

#### **Council Tax Band**

TBC

#### **Referral Arrangement Note**

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.



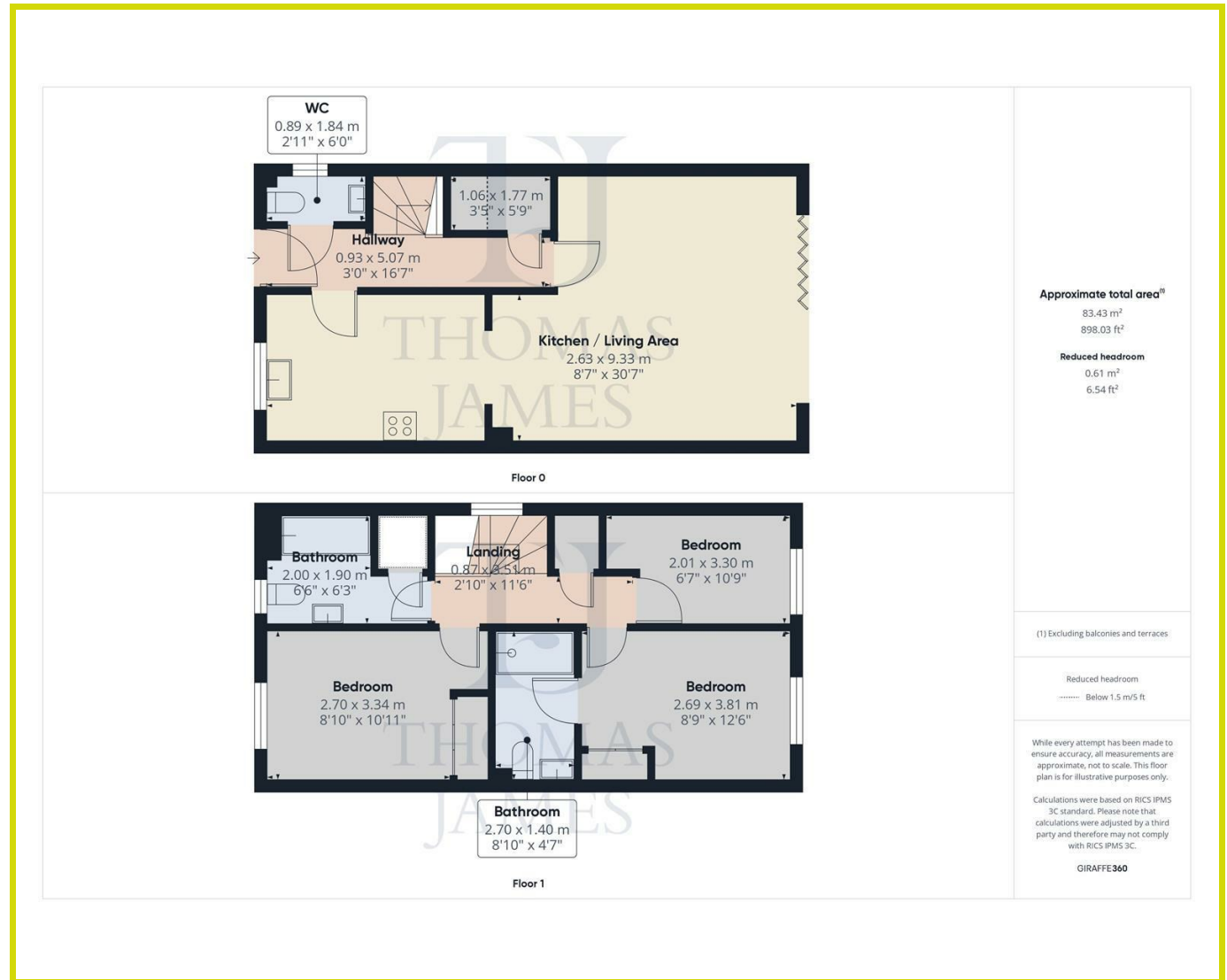
## DISCLAIMER NOTES

These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Thomas James Estate Agents have taken care in obtaining internal measurements, they should only be regarded as approximate.

## MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B			
(69-80) C			84
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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