

Royston Drive, off Beyton Lane, Thurston, IP31 3TN



Last remaining two bedroom bungalow available for shared ownership purchase on Royston Drive, Thurston.

- ***£500 paid towards legal fees on legal completion***

Your opportunity to step onto the property ladder.

The development

The village of Thurston has a good range of everyday facilities including the highly regarded Thurston Community College and Thurston Primary School, rail station providing connections to London Kings Cross or Liverpool Street, village stores with post office, bakery and two public houses. Thurston is situated approximately 5 miles to the east of the historic market town of Bury St Edmunds and its excellent range of schooling, shopping, cultural and recreational facilities.

The Flagship Homes in Thurston are equipped with a great specification fit for modern life as well as a ten year NHBC warranty for added peace of mind.

Am I eligible?

To be eligible you must have:

1. lived in the Mid Suffolk District for a continuous period of not less than 2 years
2. a parent, adult child brother or sister who has their home in the Mid Suffolk District for a continuous period of not less than 2 years
3. been employed in the Mid Suffolk District for a continuous period of not less than 2 years
4. previously formerly resident in the district of Mid Suffolk for either (a) 6 months of the preceding 12 months or (b) 3 years out of the preceding 5 years

An affordability assessment will also be carried to check that no more than 30% of your total monthly household income would cover the total monthly payments for rent and mortgage.

You will need to register with Gateway to Homechoice. Please contact them on 01449 724762 or online at www.gatewaytohomechoice.or.uk for an application form, and we will require your application reference number.

You will also need to register with Orbit Homebuy Agents, tel: 0345 850 2050 or download an application online at www.orbithomebuyagents.org.uk, please ask that they forward us a copy of your approved application.



Turf to be laid and oven to be fitted

Don't miss out on this opportunity to own a home in Thurston, please telephone the Sales Team Monday – Friday, 9am – 5pm on 01603 255444 to be considered.

What you will pay

This table has been designed to assist you in calculating how much of your new home you can initially afford to purchase and the cost of renting the remaining share from Flagship Homes on a monthly basis.

FULL MARKET VALUE £150,000 – 16 Royston Drive

Share Percentage	Share Price	Mortgage Repayment*	Rent PCM	Service charge	Total Monthly Payment
40%	£60,000	£392	£206	£32.11	£630.11
50%	£75,000	£492	£172	£32.11	£696.11

*Based on a repayment mortgage over 25 years at 6.75%, using a 5% deposit

The figures shown in the above table are a guide only. Mortgage repayments may vary depending on the particular mortgage product chosen and personal circumstances. For more detailed advice you should contact an Independent Financial Advisor.

PLEASE NOTE THESE PROPERTIES ARE SUBJECT TO AN 80% STAIRCASING RESTRICTION



Specification

- Oven, hob and extractor hood
- 1 ½ bowl stainless steel sink
- Ceramic tiled floor to kitchen
- 4 spotlight track in kitchen
- Smooth ceilings
- 6 panel white internal doors
- Chrome Ironmongery
- TV point and Telephone point to lounge and Bedroom 1
- BT point to bedroom 2
- French doors from lounge onto rear garden
- Turfed rear garden with patio, shed, water butt and compost bin
- Rotary washing line
- Roca sanitaryware to bathroom, Bristan taps, Bristan shower over bath, shower screen, medicine cabinet, shaver light, mirror, towel rail, toilet roll holder
- Double glazed windows
- Outside lights
- Allocated parking
- Wardrobes to bedroom 1 (18 & 22 Royston Drive only)
- Air source electric heat pump heating via radiators

Location Map



Site Map



These particulars are set out as a general outline only for guidance of intending purchasers and do not constitute a part of, an offer or contract. All descriptions, dimensions, references to conditions and necessary permission for use and occupation and other details are given having (for the purpose of the Property Misdescriptions Act 1991) taken all reasonable steps to avoid committing an offence. Nonetheless such statements do not constitute any warranty or representation by the Vendor. It is the responsibility of any intending Purchaser to satisfy himself as to the basis upon which they make an offer. The making of any offer of this property will be taken as an admission by the intending Purchaser (a) that they have relied solely upon their own judgment and (b) to the extent that they have not personally verified the information in these particulars) they have noted and accepted the qualification and disclaimer set out above and (c) that in entering into any contract pursuant to any such offer, they shall have relied solely upon their own inspection and enquiries and the terms of such contract. Nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent agreement.