Stunning one bedroom apartments available for shared ownership purchase at Kennett Park.

Full market value £95,000. Shares start from as little as £23,750 for a 25% share, with a monthly rent and service charge of £197.07.

With a 5% mortgage deposit of just £1,187.50 you can get your foot on the property ladder with Flagship Homes.

We will also pay £500 towards legal fees on legal completion of a purchase.

Don’t miss out contact Flagship Homes on 01603 255444 or sales@flagship-homes.co.uk
**Am I eligible?**

Priority will be given to applicants who live, work or have a family connection to the Forest Heath District Council area. Applicants without a connection will also be considered.

An affordability check will be carried out to ensure that between 35%-45% of your monthly net income would cover the total monthly payments for rent and mortgage.

You will also need to register and be approved by Orbit Homebuy Agents who can be contacted on tel: 0345 850 2050 or download an application form online at [www.orbithomebuyagents.co.uk](http://www.orbithomebuyagents.co.uk)

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**The Area**

Kentford is a small picturesque village enjoying a delightful location just off the A14, 5 miles from the market town of Newmarket. Kentford and the adjoining village of Kennett benefit from a good range of local amenities including two public houses, a church, a village store/Post Office, petrol station, village hall, recreation field, primary school and railway station with a frequent train service to Newmarket, Cambridge, Bury St Edmunds, Ipswich, Peterborough and beyond. In addition there is excellent road access via the A14 and A11 (M11).

The properties at Kentford benefit from a 10 year NHBC warranty.
What you will pay – Shares available from 25% - 75%

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.

49 (ground floor), 52 (first floor) Anvil Way – one bedroom apartments

Full Market Value - £95,000

<table>
<thead>
<tr>
<th>Share Percentage</th>
<th>Share Price</th>
<th>Mortgage Repayment*</th>
<th>Rent</th>
<th>Service charge</th>
<th>Total Monthly Payment</th>
</tr>
</thead>
<tbody>
<tr>
<td>25%</td>
<td>£23,750</td>
<td>£145</td>
<td>£163.28</td>
<td>£33.79</td>
<td>£342.07</td>
</tr>
<tr>
<td>30%</td>
<td>£28,500</td>
<td>£174</td>
<td>£152.40</td>
<td>£33.79</td>
<td>£360.19</td>
</tr>
<tr>
<td>40%</td>
<td>£38,000</td>
<td>£232</td>
<td>£130.63</td>
<td>£33.79</td>
<td>£396.42</td>
</tr>
<tr>
<td>45%</td>
<td>£42,750</td>
<td>£261</td>
<td>£119.74</td>
<td>£33.79</td>
<td>£414.53</td>
</tr>
<tr>
<td>50%</td>
<td>£47,500</td>
<td>£290</td>
<td>£108.85</td>
<td>£33.79</td>
<td>£432.64</td>
</tr>
</tbody>
</table>

*Based on a repayment mortgage over 25 years at 5.99%, using a 5% mortgage deposit

The figures shown in the above tables 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.

**Specification**

- Kitchen with cream cupboard fronts and wood effect work surface
- Vinyl flooring to kitchen, cloakroom and bathroom
- Stainless steel sink with chrome mixer taps to kitchen
- Chrome spotlight track to kitchen
- UPVC double glazing
- Stainless steel extractor hood
- Electric heating
- Smooth ceilings
- White panel doors with chrome ironmongery
- BT and TV points to lounge
- Roca white sanitary ware with chrome mixer taps
- Mixer shower over bath
- Shaver socket
- Fitted carpets
- Phone entry system
- Allocated parking
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.