

‘Vista’, Meridian Rise and Byford Walk, Ipswich, IP4 2GB

£500 paid towards legal fees on completion



Typical apartments at Vista



Typical exterior for Meridian Rise



Typical kitchen in houses

A selection of homes available in Ipswich for shared ownership purchase.

You opportunity to step onto the property ladder.

The area

Within just 1.5 miles from the hustle and bustle of the town centre the development at Bramley Hill was built by Crest Nicholson and has its own superb designated woodland wildlife areas and a series of water features which provide a peaceful and pleasant setting. Attractive soft red brick traditional elevations will create striking and individual street scenes.

Am I eligible?

Priority will be given to applicants who live, work or have a family connection to the Ipswich Borough Council area.

No more than 30% of your monthly household income would cover the total monthly payments for rent and mortgage you could be eligible to buy one of these Shared Ownership homes.

You will also need to register with Orbit Homebuy Agents and Gateway to Homechoice.

Please contact Orbit Homebuy Agents on tel: 0345 850 2050 or download an application form online at www.orbithomebuyagents.co.uk

Please register with Gateway to Homechoice at www.gatewaytohomechoice.org

You must confirm to us your registration numbers.



Typical gardens and bathroom of houses

Specification

- Wood effect kitchen units with co-ordinating worktops
- Stainless steel sink with chrome mixer tap
- Vinyl flooring to kitchen, cloakroom and bathroom
- Stainless steel oven, hob and extractor hood
- Gas central heating
- UPVC double glazed windows
- Smooth ceilings
- Carpets
- Integral garage to houses
- Allocated parking to apartments
- TV point to lounge
- Garden shed – houses only
- Door entry phone – apartments only
- White sanitary ware

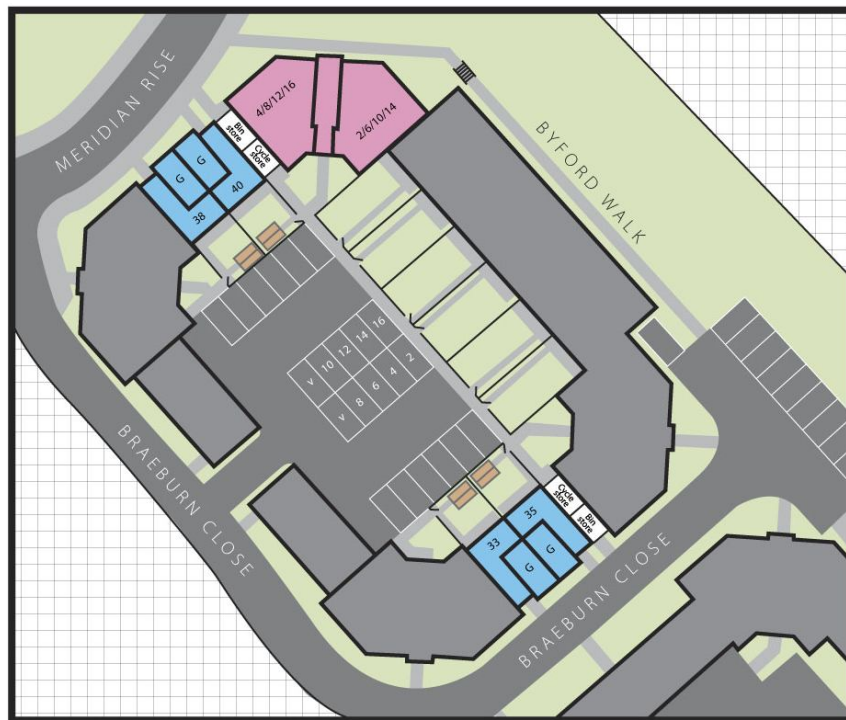
What you will pay

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.

40 Meridian Rise - three bedroom mid town houses - Full Market Value – £147,500

Share Percentage	Share Price	Mortgage Repayment*	Rent	Service charge	Total Monthly Payment
50%	£73,750	£408	£184	£28.13	£624.83

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



38 Meridian Rise - three bedroom end town houses - Full Market Value – £150,000

Share Percentage	Share Price	Mortgage Repayment*	Rent	Service charge	Total Monthly Payment
50%	£75,000	£492	£188	£28.13	£712.83

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

2, 4, 6, 8, 10, 12, 14, 16 Byford Walk – two bedroom apartments

Full Market Value – £95,000

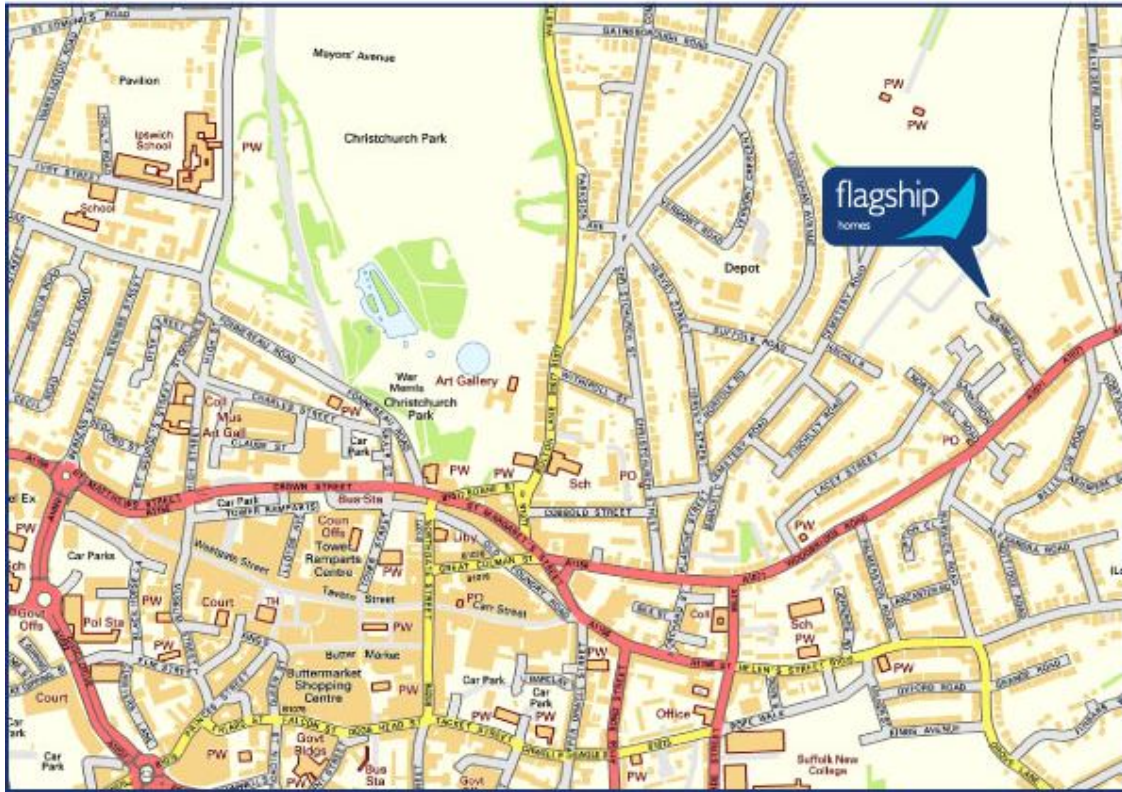
Share Percentage	Share Price	Mortgage Repayment*	Rent	Service charge	Total Monthly Payment
50%	£47,500	£312	£118.75	TBC	£420.85

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.

Directions

From Ipswich Town Centre (Crown Street)

- Start on Crown Street A1156
- Bear left (one way)
- Continue forward onto Woodbridge Road A1071
- Take 6th turning on right into Bramley Hill (Crest Nicholson's Vista Development)



Don't miss out on this opportunity to own a home at 'Vista', Ipswich!!

For further assistance or information regarding this development, telephone the Sales Team Monday – Friday, 9am – 5pm on **01603 255444**.

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.