



25, Hoopers Walk, Longwell Green, Bristol,
South Gloucestershire, BS30 9DZ

£129,000 (50% share)

SIMPLY STUNNING! Anne James is delighted to offer this impressive second floor apartment which was constructed in 2018 and is offered on a 50% SHARED OWNERSHIP £129,000 or 100% OWNERSHIP £258,000 basis briefly includes a communal entrance with secure entry system, a staircase leads to the apartment where you will find light and airy accommodation to briefly include an inviting hallway, a spacious open concept living room/ kitchen/dining area, two double bedrooms and a modern bathroom, further benefits include gas central heating, Upvc double glazing, a balcony and an allocated parking space. Occupying an advantageous location near the heart of Longwell Green, offering convenient proximity to Gallagher Retail Park with its array of stores including M&S, B&Q, Boots, Next, Aldi and Asda as well as Longwell Green Leisure Centre and Keynsham Railway Station approximately three miles away. A super property in a great location, early viewing of this fine home is recommended.



SHARED OWNERSHIP

Shared Ownership gives first time buyers and those that do not currently own a home the opportunity to purchase a share in a new build or resales leasehold property. The purchaser pays a mortgage on the share they own and pays rent to a housing association on the remaining share. The combined mortgage and rent is usually less than you'd expect to pay if you bought a similar property outright although this is not a guarantee. The housing association will partner you to share the cost of buying your own home – you pay for the part you can afford and they will pay for the part that's left. It's an opportunity to buy the home that's right for you without needing the large deposit or the mortgage that goes with it. Shared Ownership could be for you if: You are over the age of 18 Your household income is less than £80,000 You don't already own a home at the time of buying your Shared Ownership property How does it work? You buy a share in the home that's right for you. That could be from 10% initially, but it's typically between 25% and 50%. You'll pay a reduced rent on the share that the housing association own and a monthly service charge towards the upkeep of communal areas and/or shared outdoor spaces. As your finances allow, you can buy further shares in your home as and when you choose, meaning you'll own more and pay less rent. Typically, you'll only need a deposit that is 5% of the value of your share, rather than of the total property value, meaning you could get moving sooner than you thought. To be eligible for shared ownership you would need to meet the following criteria: • Your annual household income does not exceed £80,000 • You have a deposit of at least 5% of the share value • You do not own another property or have your name on the deeds or a mortgage for a property worldwide. • This will be your only residence. • You have a local connection. What is a local connection? Put simply, a local connection requirement means that a buyer must currently live, work or have an immediate family member living in the catchment of the local government authority. It's a condition that local authorities put in place to give local people a better chance of



securing an affordable home in their area. Types of local connection In order to determine whether you have a local connection, we must assess whether you meet at least one of the following criteria: You are currently living in the local area You are currently employed (full-time or part-time) in the local area You have an immediate family member (e.g. parents, siblings) who currently lives in the local area Please note that in some cases the local authority may set more stringent requirements. *Service charges are estimated and may be subject to change. Rent and service charges will be reviewed annually the housing provider.

Communal Entrance

There is a communal entrance with secure entry phone system, which leads into a communal hallway with a staircase to the first and second floors.

Entrance to apartment

8' 0" x 7' 9" (2.44m x 2.35m)

The entrance door leads into a spacious hallway, radiator, door into the bathroom, doors into bedrooms one and two, door into the open concept lounge/kitchen/diner.

Open Concept Lounge/Diner/Kitchen/Study

13' 7" x 12' 2" (4.15m x 3.70m)

Kitchen Upvc double glazed window to the side, modern range of wall and base units with square edge work surfaces, stainless steel 1.5 bowl sink unit with mixer tap over, stainless steel oven and gas hob,





stainless steel cooker hood, space for a washing machine, space for a fridge/freezer. Storage cupboard housing the gas boiler, inset spotlights.

Open Concept Lounge/Kitchen/Diner/Study

21' 9" x 9' 7" (6.62m x 2.92m)

Lounge/Study Area Upvc double glazed French doors with matching side panels to the front with balcony, two double radiators, TV and telephone points.

Bedroom One

14' 1" into bay x 9' 4" (4.28m x 2.84m)

Upvc double glazed window to the rear, radiator, range of fitted wardrobes and drawers, TV and telephone point.

Bedroom Two

13' 10" x 12' 4" into bay (4.21m x 3.75m)

Upvc double glazed window to the front, radiator, TV and telephone point.

Bathroom

7' 5" x 6' 4" (2.25m x 1.94m)

Velux window, contemporary white suite comprising of a panel bath, with mains shower over, pedestal wash hand basin, low level WC, tiled splashbacks, inset spotlights, heated towel rail.

Tenure

Leasehold 120 years

Local Authority

South Gloucestershire

Council Tax band

Band B

N.B

Rent £258.00

Service Charge £111.00



Score	Energy rating	Current	Potentia
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate; accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendors unless specifically agreed.

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Bristol