



Shared ownership is a part buy part rent property from Two Rivers Housing.
You purchase a share with the help of a mortgage based on affordability and the minimum share being sold.

OMV - £250,000

50% Share - £125,000

Rent on remaining share - £286.46 pcm (please note the rent element of this payment will increase every
April)

Service Charges and Buildings Insurance - £46.87pcm

How does Shared Ownership work?

If you bought a home on the open market, you would agree a purchase price through an estate agent. Then you would take out a mortgage to cover the total purchase price of the property minus any deposit you might have available.

With Shared Ownership, the price of the property is fixed at the open market value, as assessed by a qualified valuer. You borrow just enough to cover the share you are buying. This is referred to as equity share.

The equity share amount will be an amount that you can afford, as set out under government guidelines. The total monthly cost of the rent, plus your mortgage, will be lower than the monthly cost if you bought the property outright with a mortgage.

Shared Owners Information

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You must successfully register with Two Rivers Housing, have a mortgage in principle and have a local connection to the area.

Rooms Sizes

Brand new 2 bed house comprising of lounge, kitchen/diner, WC, 2 bedrooms, bathroom, allocated parking and rear garden.

Room sizes are approximate as these properties are under construction
 Ground Floor:

Lounge 315cm x 484cm
 Kitchen Diner 425cm x 323cm
 W/C 94cm x 150

First Floor:

Bedroom 1 - 425cm max x 327cm
 Bedroom 2 207cm x 480cm
 Bathroom - Shower over bath

Outside, Private rear garden
 2 allocated parking spaces

Disclaimer

All measurements are approximate. We have not checked the serviceability of any appliances, fixtures or utilities (i.e. water, electricity, gas) which may be included in the sale. We cannot guarantee building regulations or planning permission has been approved and all prospective purchasers should satisfy themselves on these points prior to entering into a contract. Consumer Protection from Unfair Trading Regulations 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Services

All mains services are connected.

Artist Impressions

All images are used for illustrative purposes only and are representative only. They may not be the same as the actual home you purchase and the specification may differ. Images may be of a slightly different model of home and may include optional upgrades and extras which involve additional cost. Individual features such as windows, brick, carpets, paint and other material colours may vary and also the specification of fittings may vary. Any furnishings and furniture are not included in any sale.

Two Rivers Housing

TwoCan estate agents are advertising this property on behalf of Two Rivers Housing. Two Rivers Housing are the owners of TwoCan and the Centigen brand.

