



## 1 Rozman Park, WN7 4RR

### Offers in the region of £125,000

ARC HOMES are delighted to offer FOR SALE this fantastic three bedroom semi detached property positioned within a very sought after location. This gorgeous home is well presented throughout and is located on the popular Pennington Wharf development close by a Marina. With generous accommodation together with driveway and lovely rear gardens, early viewing is highly advised to avoid missing out. Entry is via an entrance hallway which provides access to the well proportioned sitting room. A beautiful modern kitchen dining room sits to the rear of the property and boasts French doors opening into the rear gardens. A handy downstairs cloakroom completes the ground floor accommodation. To the first floor are three generous bedrooms and a modern bathroom. The master bedroom boasts an en suite shower room. Outside, the front gardens are open plan and provide off road parking. The enclosed rear gardens are larger than average, well presented and designed to be low maintenance. The price of the property is listed at a 50% share with a rent due on the remaining 50% at £350.00 pcm.

Price for 100% ownership is to be confirmed.

Shared Ownership criteria -

1. To be eligible, your household income cannot exceed £80,000.
2. You must be either a verified firsttime buyer, or if you used to own a home but don't anymore and then you must be in the position that you can't currently afford to buy outright again.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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