



**36 Eagle Way, Harrold  
Bedfordshire MK43 7EW  
£90,000 Leasehold**

**\*SHARED OWNERSHIP\* \*ASKING PRICE REPRESENTS A 50% SHARE\*** We are delighted to offer to the market this shared ownership property located in the desirable Bedfordshire village location of Harrold. Boasting a double bedroom, bathroom, living room, kitchen and ground floor cloakroom/WC. Externally, you will find an allocated parking space and separate enclosed garden area. This property is ideal for anyone looking to get themselves on to the property ladder and an immediate viewing is advised, as shared ownership properties within this area are seldom available for sale. **NO ONWARD CHAIN.** Buy to live in purchasers only.

- **\*SHARED OWNERSHIP\***
- **Village Location**
- **No Onward Chain**
- **\*ASKING PRICE REPRESENTS A 50% SHARE\***
- **Ideal First time Purchase - Buy to Live in Purchasers Only**
- **Double Bedroom**
- **Good Size Living Room**
- **Ground Floor Cloakroom / WC**
- **Separate Enclosed Garden Area**
- **Allocated Parking Space**
- **Energy Efficiency Rating - C69**



## Location

Eagle Way can be found off the High Street. The property is identified by our 'For Sale' board. Viewings should be made via ourselves the Selling Agents on 01933 316316.

## Council Tax Band

B

## Energy Rating

Energy Efficiency Rating - C69

Certificate number - 0340-2120-3250-2877-7625

## Shared Ownership, Asking Price & Leasehold Info:

The asking price is £90,000 based on 50% shared ownership.

The % share being advertised for sale is 50%. This share is marketed for £90,000. The other 50% share is owned by Grand Union Housing Group Limited and is subject to rent payable which amounts to £300.31 per calendar month.

This property is Leasehold.

We are advised by our Vendor clients the property was offered on a 99 year Lease from the 8th May 2006, and therefore there are approximately 81 years remaining on the Lease.

The aforementioned information will obviously need to be clarified by any potential purchasers solicitor or conveyancer before a legal exchange of contracts.

Any potential buyers will have to apply through Grand Union Housing. They will then send them a blank application form to be completed.

Once Grand Union have this returned, the potential buyers will be referred to have an affordability assessment.

Buyers could purchase up to 75% but then will be able to staircase at a later date.

NB: There may be additional nominal monthly management and service charges, the exact information on this we are yet to be made aware of / confirmed.

## Accommodation

### Ground Floor

#### Hall

#### Ground Floor Cloakroom / WC

#### Living Room 11'8" x 13'10" maximum (3.57m x 4.23m maximum)

Including stairs rising to first floor.

#### Kitchen 6'10" x 13'11" (2.08m x 4.23m)

Wall mounted gas fired Potterton boiler (not tested). Fitted electric oven, gas hob and extractor hood (all not tested). Space and plumbing for appliances.

### First Floor

#### Landing

Loft access. Airing cupboard housing hot water cylinder (not tested). Further cupboard.

#### Bedroom 1 11'8" x 10'4" (3.57m x 3.16m )

Minimum measurement, plus recess.

### Bathroom / WC

### Outside

#### Front

Shared side access, with private front door. Shared access also leads to an enclosed garden area.

#### Allocated Parking Space

To the fore of the property, for one vehicle.

#### Rear Garden

Enclosed, to the rear of the neighbouring rear garden. Enclosed with gate. Overgrown.

### Agents Note

If you make arrangements to view and/or offer on this property, Mike Neville Estate Agents will request certain personal and contact information from you in order to provide our most efficient and professional service to both you and our vendor client.

To view our Privacy Policy, please visit [www.mike-neville.co.uk/privacy](http://www.mike-neville.co.uk/privacy)

### Money Laundering Regulations 2017

We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).

### Floorplans

Floor plans are for identification purposes only and not to scale. All measurements are approximate. Wall thickness, door and window sizes are approximate. Prospective purchasers are strongly advised to check all measurements prior to purchase.

### Disclaimer

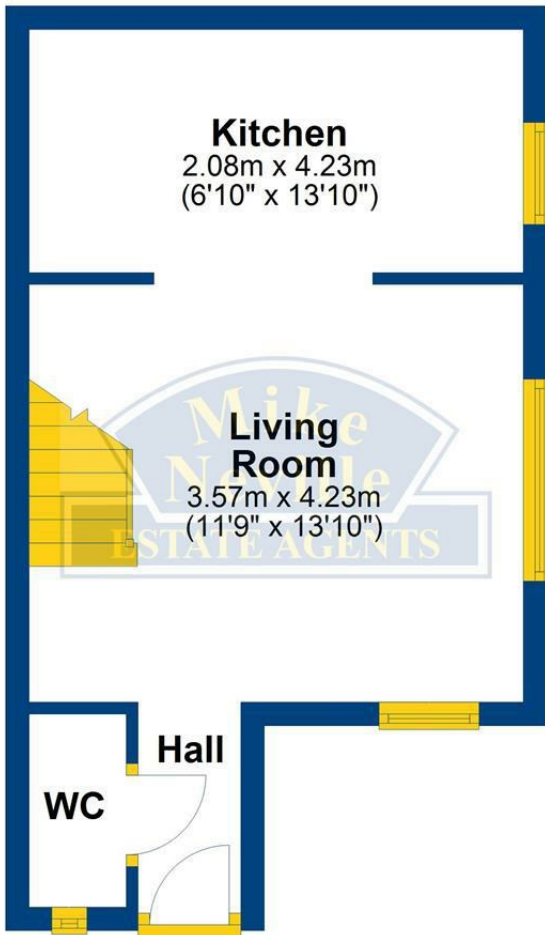
Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make any representation or warranty whatsoever in relation to the property. Any appliances mentioned have not been tested by ourselves.





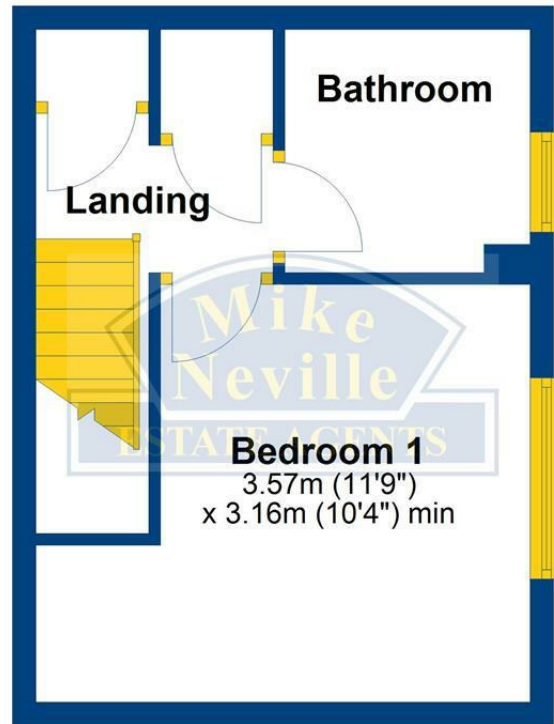
## Ground Floor

Approx. 27.5 sq. metres (295.9 sq. feet)



## First Floor

Approx. 24.3 sq. metres (261.7 sq. feet)



Total area: approx. 51.8 sq. metres (557.6 sq. feet)