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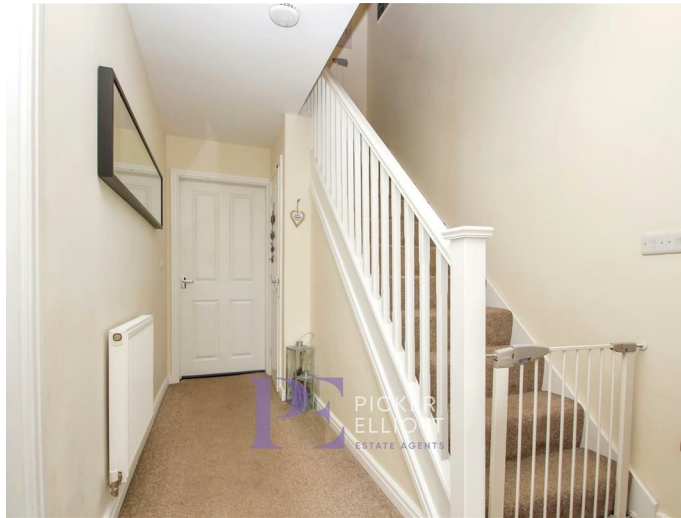
Kinross Way, Hinckley LE10 0WF

75% Shared Ownership
£187,500

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110 CASTLE STREET,
HINCKLEY, LE10 1DD
01455 612613

*** 75% SHARED OWNERSHIP *** Picker Elliott are delighted to present this three bedroom semi-detached family home on Kinross Way. Briefly comprising an entrance hall, WC, breakfast kitchen, lounge, three bedrooms and a family bathroom. To the front of the property is parking for 2+ vehicles, and to the rear is a large private garden, with further patio seating area to the side. EPC Rating: TBC. Council Tax Band C.



INFORMATION FOR BUYERS

A 75% share of the property is being sold, with the remaining 25% share being retained by Orbit Housing. The following information has been provided by Orbit Housing:

The purchaser will be required to complete an Orbit application form and we will also require satisfactory evidence from their Independent Financial Advisor that they have seen and approved their proof of ID, payslips, savings and Mortgage Certificate. When an offer is accepted, please contact us so this can be actioned. The buyer will also need to provide a copy of their mortgage offer (if applicable), which, under the terms of the lease must be approved by the Association. If you provide financial advice to the purchaser you may also wish to see a copy of our mortgage approval criteria, which is available on request.

As part of our approval process, we will have to be satisfied that the purchaser complies to the Homes England affordability assessment. Based on the share price we estimate a minimum household income of £35,892.00 is required to afford to purchase the share and meet the rent obligations of this particular home. The purchaser may require a higher income if they have other monthly commitments such as a loan or a lower income if they are able to put down a lump sum to help fund the purchase.

It may be possible for someone to purchase 100% of the property but an additional staircasing process will have to be completed simultaneously by your client and this may incur additional legal costs.

Enter Via Double Glazed Door into

Entrance Hallway

With open plan access to stairs leading to first floor, telephone socket, wall mounted electrical consumer unit, access to under stairs storage, central heating radiator and access to

Downstairs Cloakroom

With central heating radiator, pedestal wash basin, tiled splash back, low level button flush toilet, and UPVC double glazed window with frosted glass.

Lounge

15'8" (max) x 12'11" (max) (4.798 (max) x 3.959 (max))

With UPVC double glazed patio doors opening out onto rear garden, central heating radiator and UPVC double glazed window to the rear.

Breakfast Kitchen

8'10" x 11'3" (2.715 x 3.453)

With linoleum flooring, range of cream units seated beneath roll

edge work surface, space and plumbing for washing machine, stainless steel electric oven, 4 ring gas burning hob with stainless steel splash back, stainless steel extractor hood, integrated fridge/freezer, central heating radiator, stainless steel one and a half bowl sink with drainer and mixer tap, UPVC double glazed window to front aspect and Gloworm combination boiler which is concealed in wall unit.

First Floor Landing

With loft access, access to airing cupboard and door to

Bedroom One

8'9" x 12'7" (2.691 x 3.859)

With built in wardrobes, central heating radiator, UPVC double glazed window and wood panelling to feature wall.

Bedroom Two

8'5" x 11'10" (max) (2.583 x 3.632 (max))

With UPVC double glazed window and central heating radiator.

Bedroom Three

6'9" x 9'2" (2.060 x 2.806)

With central heating radiator and UPVC double glazed window.

Bathroom

With pedestal wash basin, low level button flush toilet, bath with main shower, fully tiled to splash back areas,, UPVC double glazed window with frosted glass, wall mounted extractor and central heating radiator.

Outside

To The Front of the Property

There is off road parking for 2 vehicles with gated access leading to

Rear Garden

Self contained garden mainly laid to lawn with gravel seating area, timber fencing to all boundaries, patio area immediately to the rear of the property and further access to storage area.

Important Notice

Shared equity costs : £22.84 buildings ins, £20.06 management charge, £130.46 Rent. £173.36 Total charges pcm (inc rent) as of 1st April 2024, until April 2025.

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information.

2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase.

3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required.

4. Any areas, measurements or distances referred to are given as a guide only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.

5. Where reference is made to planning permissions or potential uses such information is given in good faith. Purchasers should however make their own enquiries into such matters prior to purchase.

6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match expectations you may have of the property.

7. The information in these particulars is given without responsibility on the part of the Sole Agents or their Clients. The particulars do not form any part of an offer or a contract and neither the Sole Agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

8. All main services are understood to be connected but have not been tested by the Agents.

9. We accept no liability for the content of the video and recommend a full physical viewing as usual before you take steps in relation to the property (including incurring expenditure).

10. Copyright and Social Media: Unless we agree otherwise with you in writing, we hold the copyright on all photographic and video marketing material used to market your home and these should not be reproduced by any third party without our express consent. Furthermore, we reserve the right to use these for marketing initiatives in order to promote your property or the Company. We may use various options for marketing including all social media and mailing campaigns and should you have any concerns relating to this then you should let us know as soon as possible.

MONEY LAUNDERING REGULATIONS -In line with current money laundering regulations, prospective buyers who have an offer accepted on a property, will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). You will also be asked to provide us with proof of how you will be funding your purchase. We ask for your cooperation in this matter as this information will be required before a sale can be agreed.





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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Registered company name: **Picker Elliott LTD**
 Company registration number: **09153786**
 VAT Number: **199 0836 58**

