



Good Choice Property Sales are proud to offer for sale this modern semi detached property on a 60% shared ownership basis.

Accommodation includes an entrance hall, kitchen, WC and lounge dining room. To the first floor are three bedrooms and a family bathroom. Outside are front and rear gardens with two allocated parking spaces in a residents only car park. (A/80m2/S)

Key Features:

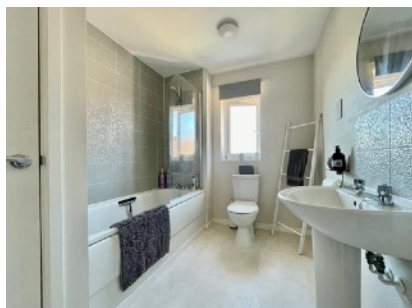
- 60% SHARED OWNERSHIP
- SEMI DETACHED
- DOWNSTAIRS WC
- THREE BEDROOMS
- FAMILY BATHROOM
- WEST FACING REAR GARDEN
- TWO ALLOCATED SPACES IN A RESIDENTS ONLY CAR PARK
- POPULAR LOCATION NEAR TO SCHOOLS, SHOPS AND PARKS
- COUNCIL TAX BAND C
- RENT/SERVICE CHARGES ON REMAINING SHARE = £347.24 PCM



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For more property information please see the 'Property Description' page on the Rightmove advert.



Entrance Hall

Composite front door, Karndean flooring, radiator, stairs to the first floor and doors leading to:

Kitchen

3.05m x 2.64m (10' x 8'8)

Karndean flooring, base and wall units, worktops, stainless steel sink and drainer, electric oven, gas hob, stainless steel splash back, extractor, space for a fridge freezer, washing machine and dishwasher, radiator and double glazed window to the front.

Lounge Diner

4.7m x 4.4m (15'5 x 14'5)

Carpet, TV/Satellite point, cupboard, double glazed window and door to the rear and two radiators.

WC

1.75m x 1.02m (5'9 x 3'4)

Karndean flooring, dual flush WC, pedestal hand basin, extractor, radiator and tiling to water sensitive areas.

First Floor Landing

Carpet, loft access (ladder and basic storage) and doors to:

Bathroom

2.97m x 2.11m (9'9 x 6'11)

Vinyl flooring, airing cupboard, bath with shower over, dual flush WC, pedestal wash basin, radiator, extractor, tiling to water sensitive areas and double glazed window to the rear.

Bedroom 1

4.03m x 2.56m (13'3 x 8'5)

Carpet, double glazed window to the rear and radiator.

Bedroom 2

4.55m x 2.25m (14'11 x 7'5)

Carpet, double glazed window to the front and radiator.

Bedroom 3

3.3m x 2.43m (10'10 x 8'0)

Carpet, radiator, cupboard and double glazed window to the front.

Rear Garden

West facing, fence enclosed, mainly laid to lawn with patio seating area, shed, tap and gate to the car park.

Front Garden

Lawn, shrubs and path to the front door.

Car Park

Two allocated parking spaces (both marked 37)

Agent's Notes

Amplius Housing Association own the remaining 40% share - the potential buyer will need to apply to Amplius for acceptance - If accepted, a £250 non refundable deposit must be paid to Amplius prior to instructing solicitors.

The rent/management charge/service charge/insurance = £347.24 pcm
40% share is on a lease of 99 years from 2018

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Disclaimer: These property details were prepared in accordance with Consumer Protection Regulations and approved by the sellers. For further property info regarding restrictions/rights of way/easements/covenants please see the property description on the Rightmove listing. Measurements are to be used as a guide only and are not guaranteed to be 100% accurate. The agent may refer Conveyancing providers (Key Conveyancing) for which they receive a referral fee of £200 per transaction. The agent may also refer mortgage advice for which they receive a commission of 25% of the broker's fee.