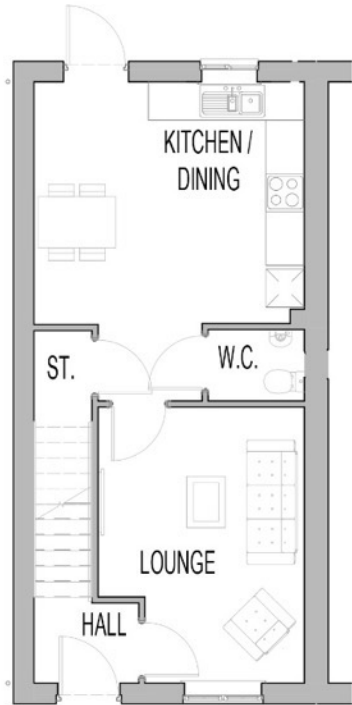




Two-Bedroom semi-detached houses @ Kingshill Park, Stoke Golding.
Available to buy through shared ownership.

The Edmond – Floor Plans



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Lounge	4.3m (max) x 3.3m (max)
Kitchen/Diner	4.3m x 3.8m
Bedroom 1	4.3m x 3.5m
Bedroom 2	4.3m (max) x 3.5m (max)

Due to the nature of construction, room sizes are approximate.

Plans are not to scale. Measurements are not guaranteed to be 100% accurate.

Specification

- Fitted Kitchen with built in hob, oven and extractor
- Fitted carpets
- Vinyl floor to kitchen, cloakroom and bathroom
- Gas Central Heating with energy efficient condensing boiler
- Double Glazing
- Enclosed and turfed Rear Garden
- Off – road parking for two vehicles



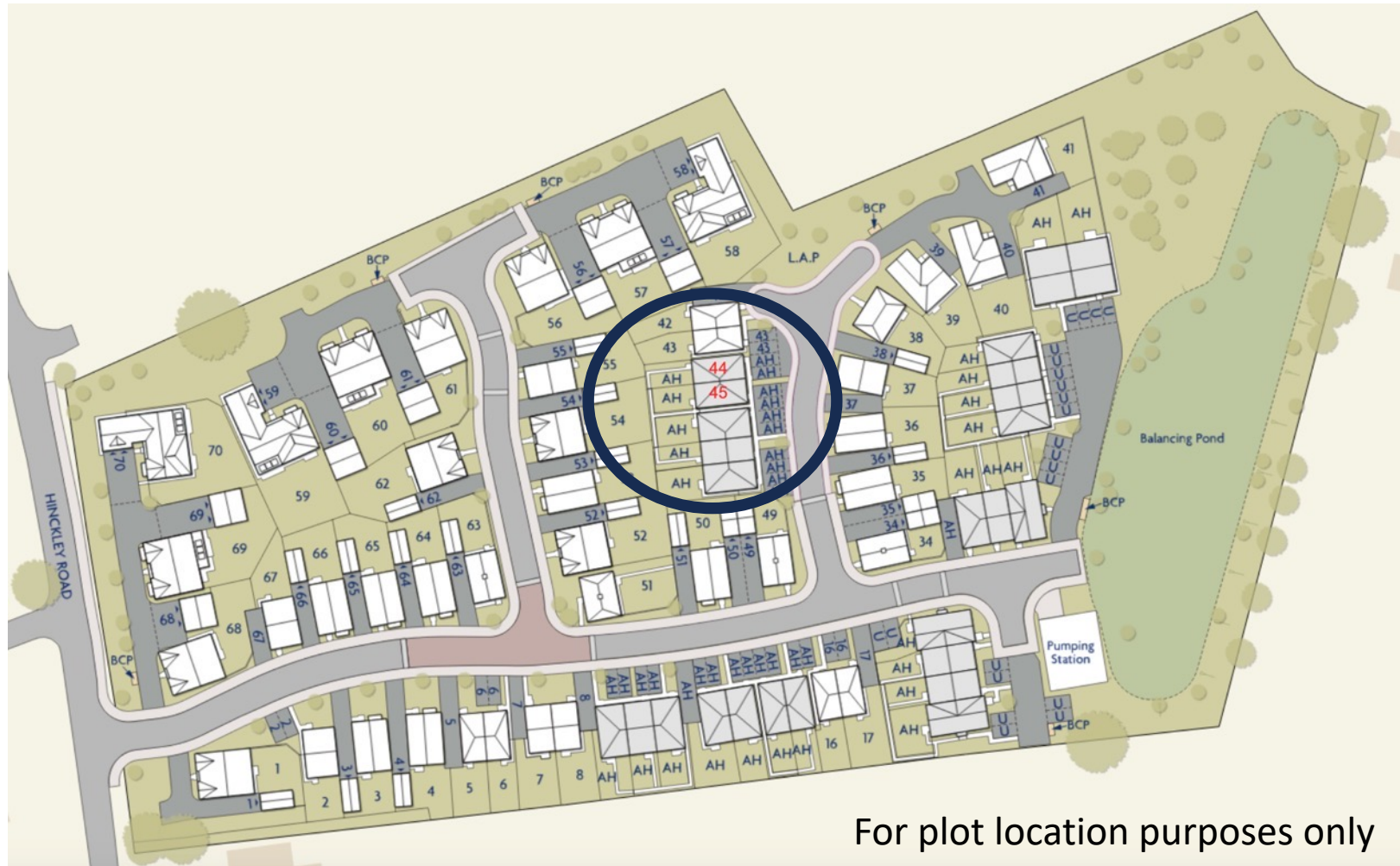
FRONT ELEVATION

The Figures

Plot No.	Postal Address	Beds	House Type	House Type Name	Full Market Value	Min Share Value (25%)	Rent Per Month (75%)	Service Charge Per Month*
44	5 Hodges Close, Stoke Golding, CV13 6FD	2	Semi-detached house	The Edmond	£255,000	£63,750	£438.28	£29.04
45	4 Hodges Close, Stoke Golding, CV13 6FD	2	Semi-detached house	The Edmond	£255,000	£63,750	£438.28	£29.04

- Estimated service charge
- You will need a minimum 5% deposit for mortgage purposes and funds to pay for solicitor fees, moving costs & furnishings.
- Shares available from 25% to 75%

Site plan



For plot location purposes only

What is shared ownership?

Shared ownership offers a fantastic opportunity for you if you're trying to get a foot on the property ladder but can't quite afford to buy a home on the open market.

Depending on what you can afford, you can buy a share of between 25% and 75% of the home, you then pay a subsidised rent on the remaining share.

As and when you can afford to, it's possible to buy a larger share of the property at a later date – this is called staircasing.

Buying a shared ownership home is very similar to buying a home on the open market. You'll need a deposit of at least 5%, a mortgage to cover the purchase price of your share and you'll have to pay your legal fees.

You will need to register with the Help to Buy agent for the area you're looking to buy in, and there are certain eligibility criteria you'll need to meet too.

You'll need to be earning no more than £80,000 (outside London), be over 18, live or work in the UK, not own any other property and be unable to afford to buy a home on the open market.

To find out more contact us:



Telephone: 0300 11 33 701

Email: contactus@sharedownership-shop.co.uk

Website: sharedownership-shop.co.uk

Maps are correct at time of going to print according to Google Maps. All travel times/distances are obtained from Google Maps and National Rail. These details may vary. The information in this brochure is indicative and is intended to act as a guide only as to the finished product. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts/finishes, doors, windows and elevational treatments may vary. Floorplans show approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Floorplans have been sized to fit the page, as a result, are not drawn to scale. The details in this brochure should not be relied upon and are for guidance purposes only and remain subject to change without prior notice. Consequently, these particulars cannot be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations 2008. Nor do they constitute a contract, part of a contract or a warranty. A mortgage may be required. Service charges, rent and other costs may apply. Your home is at risk of repossession if you do not keep up (i) repayments on a loan secured against it and/or (ii) rent payments. Details correct at time of going to print. May 2024.