



Bird Cherry Lane | Gilden Park | Harlow | CM17 0FR

74% Shared Ownership £170,200

 clarknewman

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A SPACIOUS ONE BEDROOM GROUND FLOOR APARTMENT located in the popular Gilden Park development. The property comprises of a spacious entrance hall, large double bedroom, family bathroom suite, a modern fitted kitchen with open plan living and direct access out to front. Other features include allocated parking, gas heating via radiators and UPVC double glazed windows throughout. Viewings advised.

Please note the marketing price is for a 74% share in the property, with the full marketing price being £230,000. There is also a monthly rent payable of £166.38 (based on a 74% share) and service charges of £128.79. Lease remaining of 121 years. Please call us regarding your shared ownership eligibility before booking to view.

- One Double Bedroom
- Shared Ownership
- Council Tax Band: B
- Ground Floor Apartment
- Allocated Parking
- EPC Rating: B

Front

Secure entry intercom with access via communal entrance. Patio with direct access into living room. Allocated parking space (with communal visitor parking) to rear.

Entrance Hall

11'9" x 3'9" (3.58m x 1.14m)

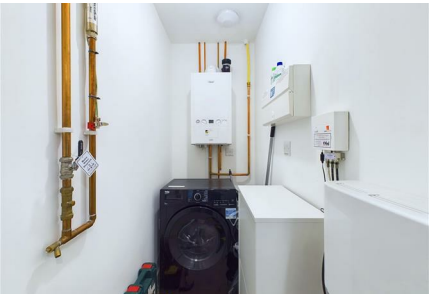
External door to communal hallway. Radiator to wall. Intercom phone to wall. Internal doors to open plan living, bedroom, bathroom and utility room. Heating thermostat to wall.

Open Plan Living

22'0" x 11'11" (6.71m x 3.63m)

UPVC double glazed windows and door to front patio. Two radiators to walls. Internal door to entrance hall. Modern fitted kitchen with a range of wall and base units. Stainless steel sink and drainer, electric oven, gas hob and cooker hood above.





Bedroom

9'10" x 12'4" (3.00m x 3.76m)

UPVC double glazed window to rear aspect, radiator to wall. Internal door to entrance hall.

Bathroom

7'1" x 6'3" (2.16m x 1.91m)

UPVC double glazed window. White three piece suite consisting of WC, pedestal sink and bath with glass screen and shower above. Shaver socket and radiator to wall. Internal door to entrance hall.

Utility Room

3'1" x 6'3" (0.94m x 1.91m)

Gas boiler to wall, plumbing for washing machine. Electrics, TV point and internet junction boxes. Internal door to entrance hall.

Location

Bird Cherry Lane is situated in the popular new development of Gilden Park and is located close to local amenities, schooling, Harlow Mill Train Station and the new M11 7A Junction.

Lease Information

The below figures have been provided to us by the vendors:

Service Charges: £128.79 per month

Ground Rent: included within service charges

Lease: 121 years remaining

The property was built in 2021 so is still well within the 10-year New Build NHBC warranty.

Shared Ownership

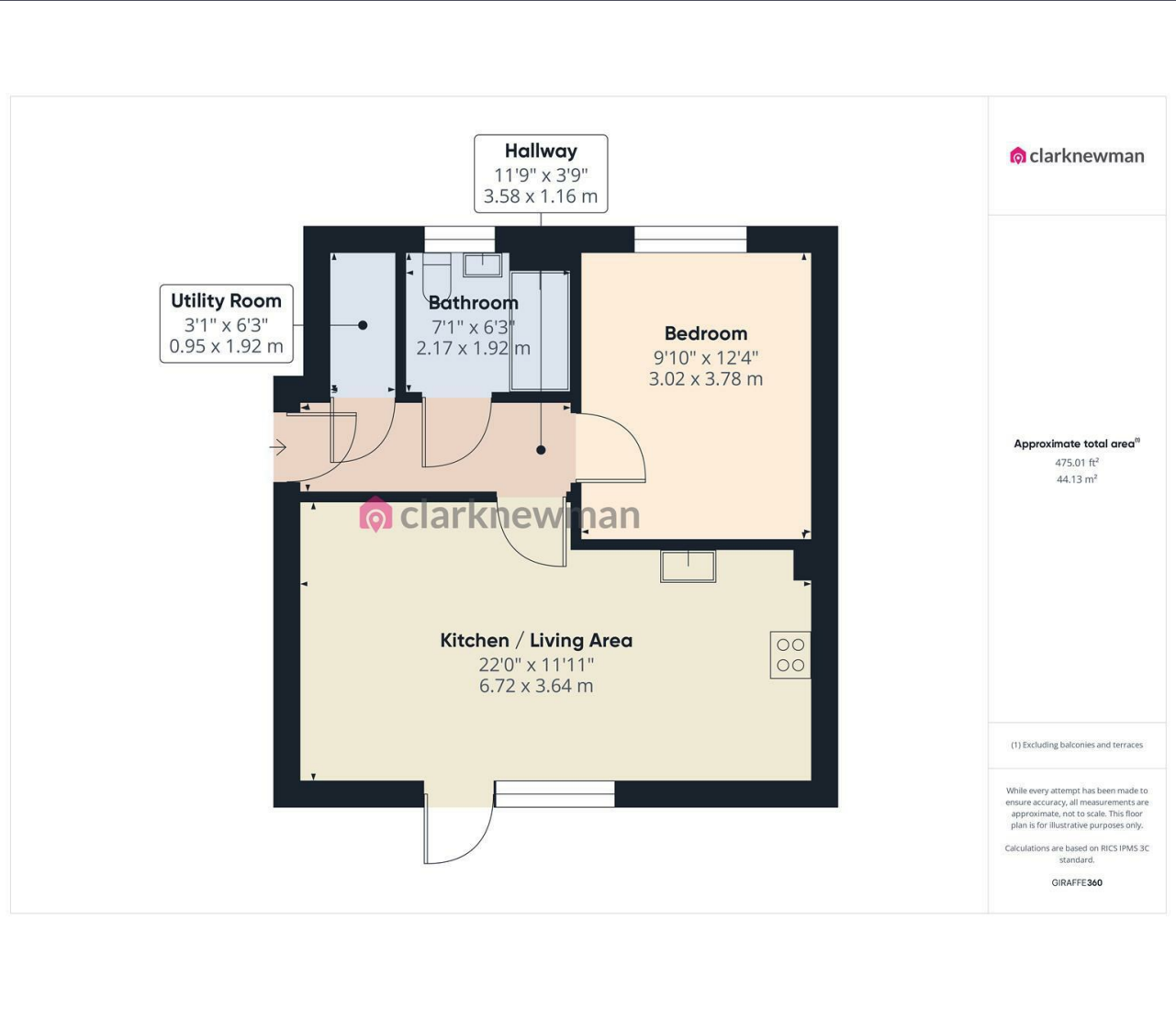
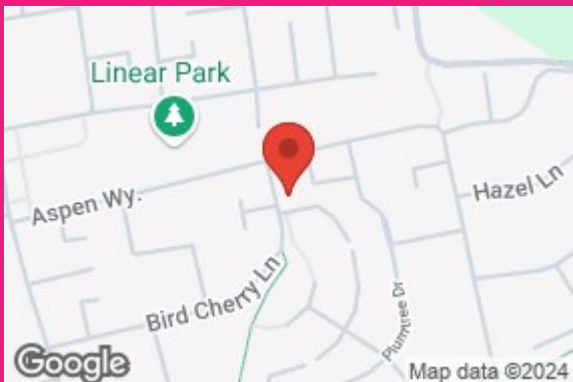
Have you looked into shared ownership properties before? If not we have put together a PDF explaining shared ownership in simple terms, also explaining the steps to see if you are eligible.

The basics:

1. View the property online
2. If you like the property, check if you are eligible by completing the form online on <https://www.ownyourhome.gov.uk/scheme/shared-ownership/>
3. Provide clarknewman with your help to buy eligibility number
4. Book a viewing to visit property
5. Make an offer
6. Once offer is agreed we will put you in touch with Sage Homes

For more details please also visit: <https://www.sagehomes.co.uk/find-a-home/shared-ownership/what-is-shared-ownership/>

The property for sale is for a 74% share of the property, the total property value is £230,000. Rent paid to Sage on the remaining 26% is £166.38 plus service charges of £128.79 per month.



| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|--------------------------|-----------|--|-----------|
| Current | Potential | Current | Potential |
| 82 | 82 | | |

England & Wales EU Directive 2002/91/EC

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