



Myrtle Close | Gilden Park | Harlow | CM17 0GA

70% Shared ownership £164,500

 clarknewman

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70% SHARED OWNERSHIP: A SPACIOUS ONE BEDROOM GROUND FLOOR APARTMENT located in the popular Gilden Park development. The property comprises of a bright entrance hall, large double bedroom, family bathroom suite, a modern fitted kitchen with open plan living and South facing patio. 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 70% share in the property, with the full marketing price being £235,000. There is also a monthly rent payable of £185.49 and service charges of £96.97. Lease remaining of 123 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

Allocated parking space (with communal visitor parking). Secure entry intercom. Communal landing and stairwell.

Entrance Hall

Doorway to communal landing. UPVC double glazed window to front aspect. Large storage cupboard with hanging rails. Radiator to wall. Internal doors to open plan living room, bedroom and family bathroom.

Open Plan Living

18'6" x 22'7" (max) (5.64m x 6.88m (max))

UPVC double glazed windows to front and rear aspect with door leading onto South-facing patio. Multiple radiators to walls. Kitchen area comprising of electric oven, gas hob, stainless steel sink and drainer, space for washing machine and fridge freezer. Boiler located in kitchen cupboard. Internal door to entrance hall.





Bedroom

10'6" x 9'8" (3.20m x 2.95m)

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

Bathroom

6'11" x 6'1" (2.11m x 1.85m)

White three piece suite with glass screen and shower over bath. Radiator to wall. Extractor fan. Internal door to entrance hall.

Location

Myrtle Close 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: £94.67 per month

Ground Rent: included within service charges

Lease: 123 years remaining

The property was built in 2022 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.

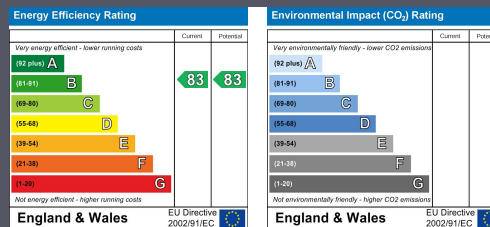
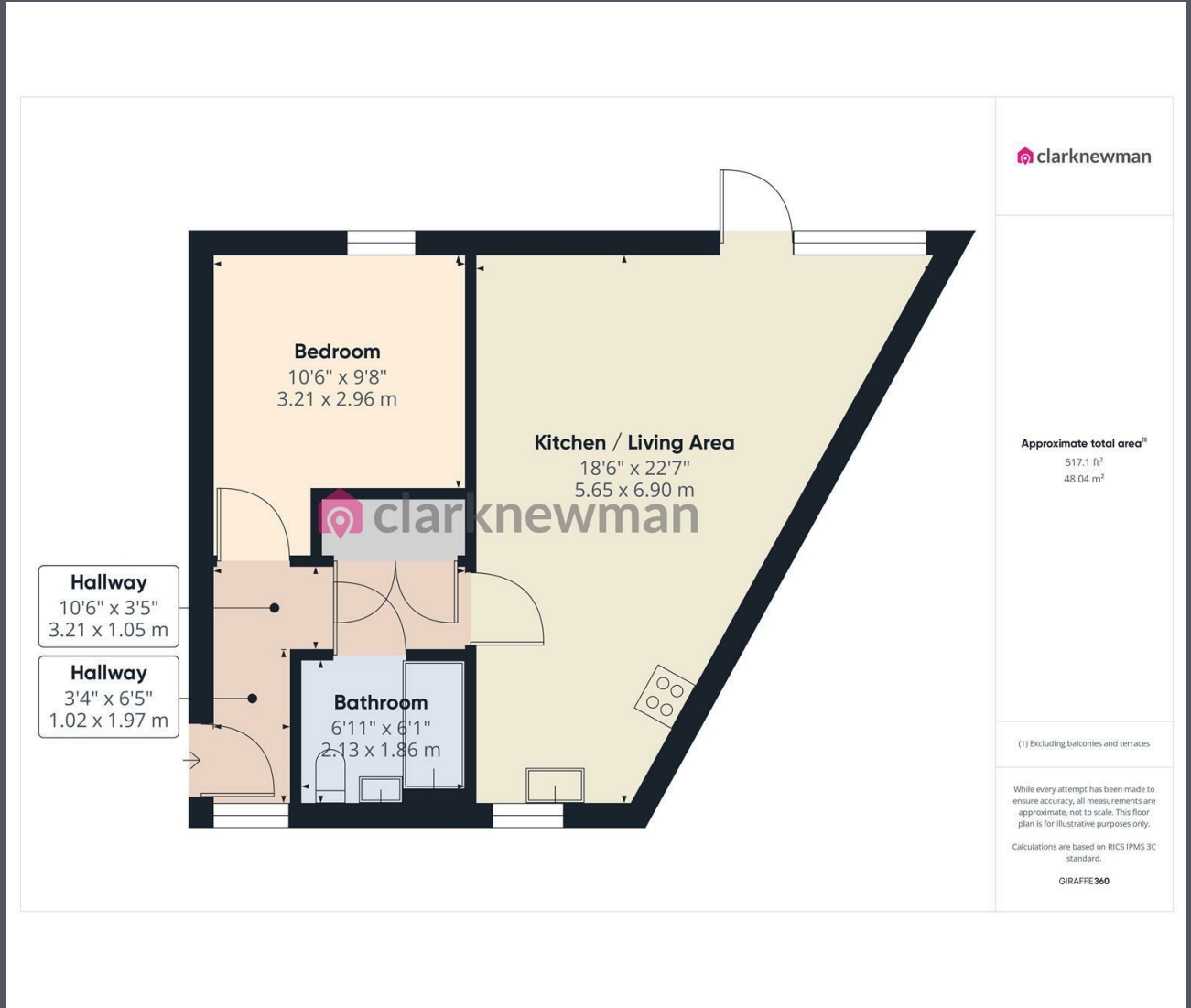
The basics:

1. View the property online
2. If you like the property, check if you are eligible by speaking with a mortgage advisor and checking online at <https://www.gov.uk/shared-ownership-scheme/who-can-apply>
3. Book a viewing to visit property
4. Make an offer
5. Once offer is agreed we will put you in touch with Sage Homes to complete full application for eligibility

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 70% share of the property, the total property value is £235,000. Rent paid to Sage on the remaining 30% is £185.49 plus service charges of £94.67 per month.



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