



VINCENT JAMES  
ESTATE AGENTS

112 ALBEMARLE AVENUE, HARTFORD,  
NORTHWICH, CW8 1HS

£47,500



\*\*\*25% SHARED OWNERSHIP\*\*\* VINCENT JAMES ESTATE AGENTS are excited to bring to the market this superbly decorated TOP FLOOR APARTMENT located in HARTFORD on the ever popular REDROW development. This modern and bright accommodation includes: Entrance Hallway, Open Plan Lounge/Kitchen Diner, Two Bedrooms & Bathroom. Externally there is allocated parking. Call us now to book your viewing!

\*\*\*LEASEHOLD\*\*\*

[WWW.VINCENTJAMESSTATEAGENTS.CO.UK](http://WWW.VINCENTJAMESSTATEAGENTS.CO.UK)

## Entrance Hallway



Accessed via front entrance door. Radiator. Two storage cupboards. Access to all rooms. Double glazed window to the rear elevation. Loft access.

## Open Plan Lounge / Kitchen Diner

24'8 x 10'9



Double glazed windows to front, rear and side elevations. Wood effect flooring. Two radiators. Kitchen is fitted with a range of wall, drawer and base units with worksurfaces above. Inset sink with mixer tap.

Integrated appliances include - Fridge Freezer, Washing Machine, Oven with four ring hob and Extractor above.

## Master Bedroom

18'9 x 10'3



Double glazed window to side elevation. Radiator.

## Bedroom Two

10'5 x 13'9



Double glazed window to the front elevation. Radiator.

## Bathroom



Three piece suite comprising of - Panelled Bathtub with overhead shower attachment, Low Level WC and Hand Wash Basin. Double glazed frosted window to the rear elevation. Part tiled walls and fully tiled floor.



## Externally



Two parking spaces.

## Shared Ownership Information

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/06/2019).

Minimum Share: 25% (£47,500). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £358.38 per month (subject to annual review).

Service Charge: £84.84 per month (subject to annual review).

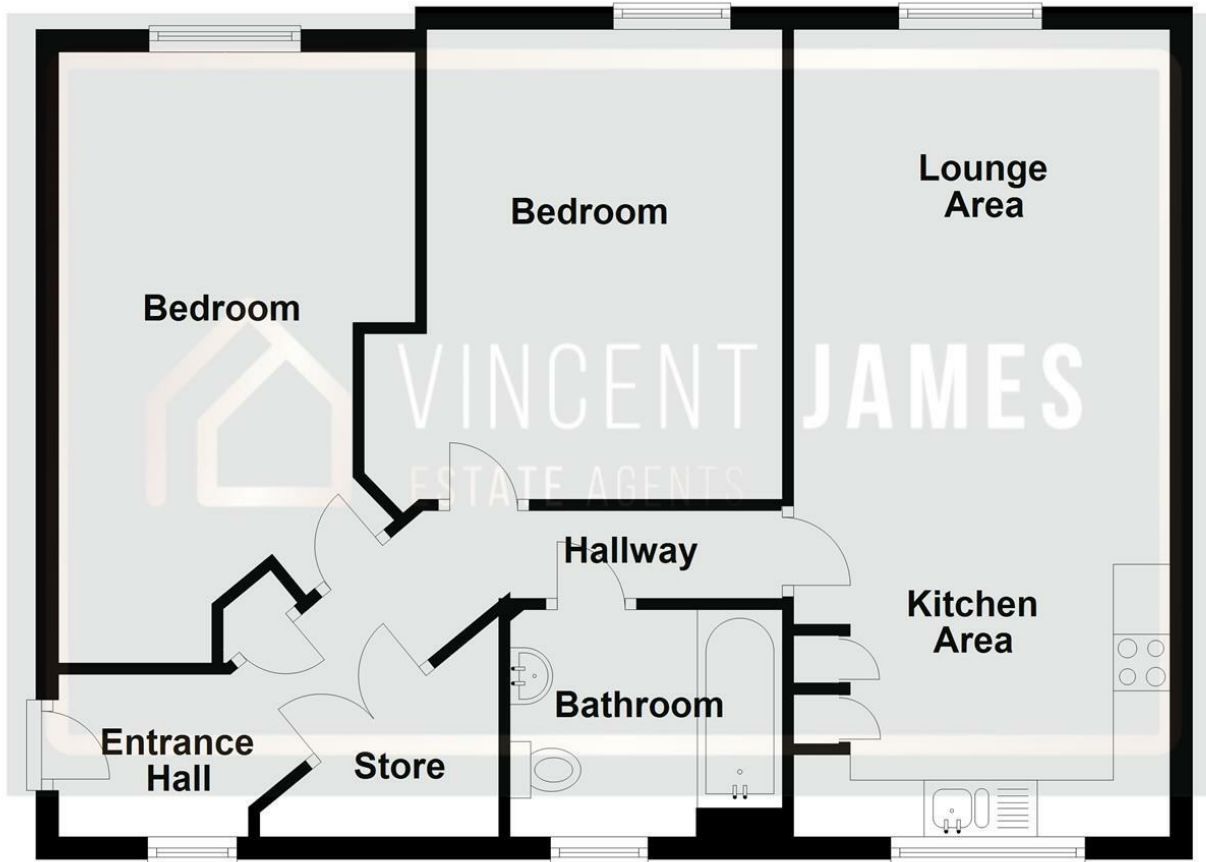
Ground Rent: £150.00 for the year.

Guideline Minimum Income: Dual - £19,200 Single - £22,400 (based on minimum share and 10% deposit).

Council Tax: Band C, Cheshire West and Chester Council. Priority is given to applicants living and/or working in this local authority.

# Ground Floor

Approx. 69.4 sq. metres (746.9 sq. feet)



Total area: approx. 69.4 sq. metres (746.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

THESE PARTICULARS, WHILST BELIEVED TO BE ACCURATE ARE SET OUT AS A GENERAL OUTLINE ONLY FOR GUIDANCE AND DO NOT CONSTITUTE ANY PART OF AN OFFER OR CONTRACT. INTENDING PURCHASERS SHOULD NOT RELY ON THEM AS STATEMENTS OF REPRESENTATION OF FACT, BUT MUST SATISFY THEMSELVES BY INSPECTION OR OTHERWISE AS TO THEIR ACCURACY. NO PERSON IN THIS FIRMS EMPLOYMENT HAS THE AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY IN RESPECT OF THE PROPERTY.

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