



1 bed split level apartment being sold on a 50% shared ownership basis, situated in the town center of Ledbury, located within walking distance to Ledbury Town, Ledbury train station and Herefordshire countryside.

The property comprises of entrance hall, bathroom, kitchen/lounge and one bedroom. The property also benefits from allocated parking, and its own entrance.

Shared Ownership Information

Open Market Value: £130,000  
50% Shared Ownership: £65,000  
Rent: £177.45pcm  
Service charge: £27.69pcm

These costs will increase each year with inflation

LOCAL CONNECTION TO LEDBURY REQUIRED

Entrance

Steps leading to front door

Ground Floor

Entrance Hall

14'9" x 7'6" (4.5 x 2.3)  
Doors leading to bathroom, kitchen diner and stairs to first floor

Kitchen/lounge

14'1" x 12'9" (4.3 x 3.9)  
Secondary-glazed sash windows to front, fitted wall and base units, laminated work surfaces, stainless steel single drainer sink unit with mixer tap and lounge area

Bathroom

9'10".0'0" x 4'3" (3.0 x 1.3)  
Obscure double-glazed windows to front elevation, white suite comprising bath with shower attachment, pedestal hand wash basin and WC. Partly tiled walls.

First Floor

Bedroom

13'5" x 12'5" (4.1 x 3.8)  
Secondary-glazed sash windows to rear and side.

How does Shared Ownership work?

If you bought a home on the open market, you would agree a purchase price through an estate agent. Then you would take out a mortgage to cover the total purchase price of the property minus any deposit you might have available.

With Shared Ownership, the price of the property is fixed at the open market value, as assessed by a qualified valuer. You borrow just enough to cover the share you are buying. This is referred to as equity share.

The equity share amount will be an amount that you can afford, as set out under government guidelines. The total monthly cost of the rent, plus your mortgage, will be lower than the monthly cost if you bought the property outright with a mortgage.

For legal reasons, while you are only buying a part-share of the property, you will have a leasehold interest. However, you may buy further shares. This is called 'staircasing', and may eventually progress to outright ownership.

Two Rivers Housing

TwoCan estate agents are advertising this property on behalf of Two Rivers Housing. Two Rivers Housing are the owners of Twocan and the Centigen brand.

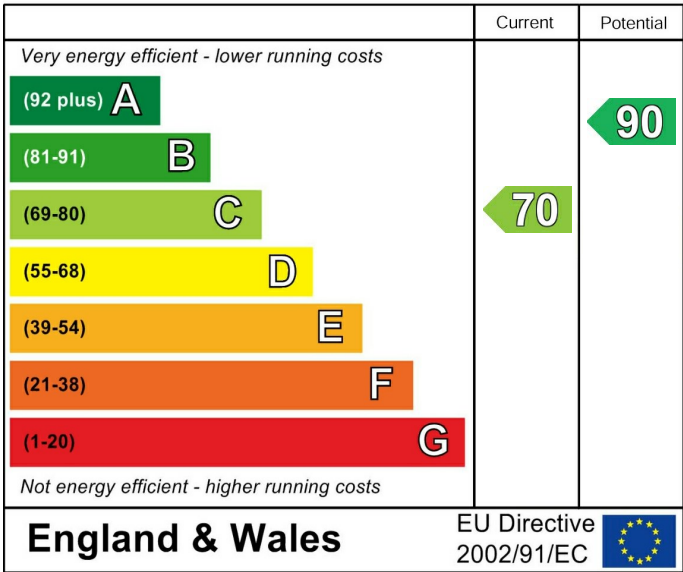
Disclaimer

All measurements are approximate. We have not checked the serviceability of any appliances, fixtures or utilities (i.e. water, electricity, gas) which may be included in the sale. We cannot guarantee building regulations or planning permission has been approved and all prospective purchasers should satisfy themselves on these points prior to entering into a contract. Consumer Protection from Unfair Trading Regulations 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Additional information

Allocated parking for 1 car  
New boiler - Gas Central Heating  
NO ONWARD CHAIN

Energy Efficiency Rating



Environmental Impact (CO<sub>2</sub>) Rating

