



Connells

Cottage Farm
Oadby Leicester

Cottage Farm Oadby Leicester LE2 4RZ

for sale shared ownership
£112,000



Property Description

Cottage Farm is an exciting new collection of two & three bedroom homes available for sale via Shared Ownership in Oadby.

These homes are brought to the market by Zen Housing and built by Bloor Homes. Shares are available to purchase from 40-75% with the option to staircase to 100% in the future,

Two bedroom homes available: plot 371, last remaining plot, ready to move in now!

This two bedroom home comprises a spacious lounge, storage cupboard and an open plan kitchen/ dining area to the ground floor with a downstairs W.C. To the first floor is a master bedroom and storage space, with a further second bedroom. The family bathroom further benefits from storage space. These homes offer a turfed rear garden with two car parking spaces. Each home is integrated with a Utopi smart device, which enables you to get insights from real-time wellbeing and energy consumption data, then take action to improve your living environment and reduce your carbon footprint.

Price example:

Full market value - £280,000

40% share price - £112,000

Rent per month based on a 40% share - £385.00

Service/ estate charge per month - £62.19

Minimum deposit required - £5600

Lease term - 999 years

Ground rent - no ground rent payable

Call our shared ownership team today to discuss further,

Location

Shared Ownership

Shared Ownership is a government scheme that offers you the chance to buy a share of a property from a housing association, a non-profit-making body that provides homes.

Because you only own a part of the property, you can buy it with a smaller deposit and mortgage. A smaller mortgage means smaller repayments but you'll also need to pay:

-Rent on the share of the property you do not yet own

-Monthly service charges

To be eligible for Shared Ownership you need to:

-Be a first-time buyer, an existing shared ownership homeowner, or a former homeowner who can't afford to buy now

-Be over 18 years old

-Have an annual household income of less than £80,000 (£90,000 in London).

Agents Notes

Please note the images used are of other homes on the development, and may not be indicative of Plot 371 which is available to purchase.

Please consult with a sales advisor for further information,









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

To view this property please contact Connells on

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78B The Parade Oadby
 LEICESTER LE2 5BF

EPC Rating:
 Exempt

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/OBY311638

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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