



Connells

Wykin Meadow Dodswell Road
Hinckley



Property Description

Plot 216 is a one bedroom ground floor apartment with one allocated parking space. It has a contemporary open plan kitchen/diner incorporating lounge, one double bedroom and a bathroom.

Legal & General Affordable Homes is offering a unique opportunity to purchase a new home here through Shared Ownership. Thanks to this scheme, you can own your own home with a lower deposit than is required to buy outright or with other buying schemes.

Price Example

Full market value - £130,000

40% share - £52,000

Rent based on the un purchased 60% share - £179 per month

Service charge - £121.59

Minimum deposit required - £2600

How Does Shared Ownership Work

The Shared Ownership scheme is simple, you buy an initial share of between 40% and 75% of the homes full value and pay a subsidised rent on the remainder. You may purchase further shares (up to 100%) as your circumstances change, should you choose to.

What Is The Eligibility?

You must live, work or have a close family

connection within the borough of Hinckley. If you earn or have a household income up to a maximum of £60,000 (or £70,000 in London) per annum, you could be eligible. You can also use Shared Ownership to buy alone or with another person as long as your joint incomes don't exceed the maximum earnings bracket.

Is It Cheaper Than Renting?

Shared Ownership can be cheaper than renting privately as the mortgage cost and low rent usually add up to less than the equivalent rental payments to a landlord.

What If I Already Have A Home?

If you already own a property you would need to have confirmed the sale of your home when you apply to buy via Shared Ownership. Your application would be assessed based on your housing need for you to be considered for Shared Ownership.

Will I Need A Deposit?

Yes you still need a deposit, but only on the percentage of the property you are buying. Mortgage deposits can often be from 5% of the share value.

What Share Is Available To Me?

You can purchase any share from 40% to 75% of the initial purchase price, but some properties may carry specific minimum share

restrictions. You will be asked to speak to a financial advisor to assess what share you can buy that is both affordable and sustainable.

Hinckley Town

There's a great choice of local amenities around Hinckley town for all the day-to-day essentials. These include a Morrison's, Halfords and Wickes for those budding interior designers. There are also outlets specialising in health, hair and beauty. There are a wide range of warm, welcoming pubs and cafes to enjoy too, including The Milestone, The Marina, The Tarro Lounge and the Buttercream Tearoom, plus takeaway restaurants for when you want a treat for dinner instead of cooking. The 1902 Café at the Triumph Factory Visitor Experience offers 10% discount to all New Hollycroft Range residents, making your light lunch or barista coffee taste even better.

Schools And Education

If you're seeking a family home with a choice of local schools for your growing brood, then look no further. Here in Hinckley and the surrounding Villages, you'll discover schools for youngsters of all ages, each of them rated 'Good' or 'Outstanding' by Ofsted.

Primary schools, which are all a short walk away from your new home include, Richmond Primary School, Battling Brook Primary and Westfield Infant & Junior School. For older students, secondary schools include Redmoor Academy, Saint Martin's Catholic Academy and Hastings High School. A little further away is the 'Outstanding' Independent school – The Dixie Grammar School for Nursery, Junior and Senior pupils through to

Sixth Form (5.7 miles).

For those considering further education, there is a good choice available to you here including North Warwickshire and South Leicestershire College, plus universities in Leicester, Derby, Loughborough, Coventry, Nottingham, Warwick and Birmingham.

Transport

There are excellent road links to Leicester, Coventry and Birmingham via the A5 Watling Street, putting all three cities within easy access of the development, ideal for commuters. The nation's motorway network is also easily reached from your new home, with just a 15-minute drive to the M69, 35-minute drive to the M1 and a 27-minute journey to the M42.

Kitchen/Dining

11' 8" x 11' 1" (3.56m x 3.38m)

Lounge

9' 5" x 11' 11" (2.87m x 3.63m)

Bedroom

14' 7" x 9' 1" (4.45m x 2.77m)





Breakdown example of buying a new home at Wykin Meadow

PAY AN INITIAL DEPOSIT OF 5% - 10% OF THE SHARE VALUE

BUY A 40% - 75% SHARE OF THE PROPERTY

PAY A SUBSIDISED RENT ON THE REMAINING SHARE

Buying more shares

Staircase your way to owning 100%

When you buy more shares in your home, your home is re-valued and you buy the shares at the current market value, at the time you are buying the shares.





One Bedroom Apartment

PLOTS 214 & 216*

**plot is handed to plan drawn*



Dimensions

Total Area: 48 sq m / 513 sq ft
All measurements are length x width

KITCHEN/DINING
3.60m x 3.40m 11'8" x 11'1"

LOUNGE
2.90m x 3.40m 9'5" x 11'11"

BEDROOM
4.46m x 2.79m 14'7" x 9'1"

Key

- FF Space for fridge/freezer
- B Boiler
- WM Space for washing machine



To view this property please contact Connells on

T 0116 262 0022
E leicester@connells.co.uk

22-24 Halford Street
LEICESTER LE1 1JB

EPC Rating: Exempt

view this property online connells.co.uk/Property/HIN312396

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.

Tenure: Leasehold



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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