

for sale

shared ownership **£122,000** Leasehold



Lapwing Meadows Meadow Brown Road Coombe Hill Gloucester GL19 4BD

A fantastic opportunity to purchase a two bedroom home via Shared Ownership with Stonewater at Lapwing Meadows. Shares starting from 40% at £122,000 with a monthly rent of £419.38 and a minimum deposit required of £6100.



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Property Details

The Local Area:

The development is in the catchment area of a number of highly regarded schools. The Deerhurst and Apperley CofE Primary School in nearby Apperley accepts pupils aged from five- to-11-years-old and is ranked 'Outstanding' by Ofsted. Tewkesbury Secondary School is just a few miles away and has achieved a ranking of 'Good' from Ofsted. For high achievers, Pate's Grammar School in nearby Cheltenham was awarded the Sunday Times Secondary School of the Year in 2020.

For everyday essentials or a quiet pint a local convenience store, farm shop and a pub, The Swan Inn, are just five minutes' walk away.

For the weekly grocery shop, a large Food Warehouse supermarket is just over three miles away at The Gallagher Shopping Park on the outskirts of Cheltenham.

A wide range of shops, restaurants, cafes and bars is available in Cheltenham itself, just over five miles away. Known locally as the 'Festival Town' Cheltenham is famous for its race course and its culture and nightlife, making it a popular all-round destination.

Slightly further away at just over seven miles via the A38 is Gloucester, with its impressive cathedral, historic docks and its own designer outlet at Gloucester Quays.

Finally, less than four miles away is the medieval town of Tewkesbury. Situated on the River Avon Navigation, Tewkesbury is famous for its 900-year-old Abbey, one of the few to escape destruction during the dissolution, and the county's second most visited most visited attraction.

Not surprisingly Lapwing Meadows benefits from excellent travel links being close to junction 10 of the M5 motorway. From here both Bristol and Birmingham are easily accessible at just over 42 and 47 miles away respectively.

Specification:

- Brick and block traditional build type
- Plug sockets for the provision of an electric car charging point
(please note this allows provision of an electric car charge point to be installed only)
- Solar panels
- Gas central heating
- Home working space integrated into the build design
- Ultra fast broadband
- Cycle sheds to individual rear gardens for houses
- Hedgehog highways as part of the biodiversity plan

Shared Ownership:

Shared Ownership is a scheme which enables you to buy a share of a property subject to affordability whilst paying a subsidised rent on the remainder. The more of the property you own, the less rent you pay.

There are two shared ownership models available and the model available will be detailed within the property description you are interested in. Speak with our consultants to confirm which model is available.

Criteria:

To be eligible for shared ownership, you need to:

- Be over 18 years old and live permanently in the UK
- Have a combined annual household income under £80,000, or £90,000 in London
- Not own a property, or part of a property, at the time of buying
- Have a good credit history and be able to obtain a mortgage
- Be unable to purchase a home suitable for your needs on the open market

All applicants will be asked to complete an affordability assessment prior to reserving

Agents Notes:

1. Please note that all sales particulars and images are for marketing and illustrative purposes only.
2. Plans, computer generated images and photos may contain elements which are not present upon the final completion of the property.





To view this property please contact Connells on

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Ankerage Green
WORCESTER WR4 0DZ

Tenure: Leasehold

EPC Rating: Exempt

Property Ref: WVL306700 - 0003

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 leasehold properties.

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.

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