



Plot 33 Rugby Way, Wymondham NR18 0AE

welcome to

Plot 33 Rugby Way, Wymondham

OPEN HOUSE EVENT BY APPOINTMENT ONLY 27TH APRIL 2024. William H Brown are delighted to present this BRAND NEW 2 bedroom semi-detached SHARED OWNERSHIP home!



Entrance Hall

Door to front aspect and radiator.

Cloakroom

This comprises of a mid-level WC, wash hand basin, tiled splashbacks, extractor fan and radiator.

Lounge

17' 4" x 10' 7" (5.28m x 3.23m)

With french doors leading to the rear garden and a window to the rear aspect, both telephone and television points and an under stair cupboard perfect for storage.

Kitchen Diner

13' 5" x 9' 4" (4.09m x 2.84m)

Front and side aspect double glazed windows , brand new fitted kitchen with wall and base units and granite effect work surfaces above , 1 and ½ bowl stainless steel sink and drainer, vinyl, integrated appliances including fridge/freezer and washing machine , electric oven and ceramic hob with extractor fan.

Landing

Stairs leading from the ground floor with doors leading to both bedrooms and bathroom. There is also a hot water cupboard and wall mounted radiator.

Bedroom One

15' x 11' 6" (4.57m x 3.51m)

The main bedroom has built in wardrobes, television point, radiator and two windows to rear aspect.

Bedroom Two

12' 7" x 11' 6" (3.84m x 3.51m)

There is a window to the front aspect and a window to side aspect, a wall mounted radiator and a television point.

Bathroom

Comprising of a mid-level WC, wash hand basin, bath with mixer taps, tiled splashbacks, extractor fan, shaving point and heated towel rail. There is also a

window to the front aspect.

Front Garden

This is a pathway leading to the front door with a small front garden. There is also either a brick weave driveway with parking for two vehicles, or two allocated parking spaces.

Rear Garden

There is a paved patio area and side access gate. The gardens will be turfed prior to completion.

Agents Note

Please note the listing price shown of £108,000 is a 40% share (total open market value being £270,000). This property can be purchased at a minimum share of 25% and a maximum of 75%. Purchasers can staircase to 100% ownership (fees may apply). Rent will be payable on the remaining share (for example; a 25% share will equate to £464.06 per month, a 40% share will equate to £371.25 per month and a 75% share will equate to £154.69 per month). The % share and rent amount will change depending on the amount you can afford. You'll receive a worked example after a financial qualification. Your annual rent is calculated as 2.75% of the remaining share of the full market value owned by the landlord.

A holding fee of £500 will be taken at point of acceptance and deducted from the final amount. Should you decide to withdraw after acceptance, administration fees may apply.

Images used are for illustrative purposes only.

PLEASE NOTE; VIEWINGS AVAILABLE BY APPOINTMENT ONLY. ALL APPLICATIONS WILL BE SUBJECT TO STRICT FINANCIAL QUALIFICATION CRITERIA & ID CHECKS.

Please refer to the Key Information document, Key Information about Shared Ownership and summary of costs for more in depth detail. All items available on request from Sales Representatives.

Buyers are responsible for their own bills.

Additional

There are a total of nine properties for sale. Some properties may differ slightly from the description. Photos are from a similar property on the development.

Service charges will vary dependant on the plot. The minimum initial service charge is £184.09 and the maximum is £539.61. For further details please contact the branch.



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Plot 33 Rugby Way, Wymondham

- Full market value £270,000
- EPC B Rating
- Brand new two bedroom semi-detached house
- Off road parking
- Two double bedrooms

Tenure: Leasehold EPC Rating: Exempt

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.

shared ownership

£108,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WYM108307 - 0004

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, 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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