



4 Walker Close, Market Overton, Rutland, LE15 7FG
50% Shared Ownership £122,500



Chartered Surveyors & Estate Agents



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DESCRIPTION

Excellent opportunity to acquire a 50% share of an affordable home in a sought-after village location with countryside views to front and rear.

Benefiting from gas central heating, HIVE system and sealed-unit double glazing, the accommodation briefly comprises:

GROUND FLOOR: Entrance Hall, Lounge, Kitchen/Diner, Cloakroom/WC, Rear Porch; **FIRST FLOOR:** three Bedrooms, Bathroom.

OUTSIDE there is ample off-road parking to front and side, including space for a caravan, and a private garden backing on to grass paddock to rear.

Tenure: Leasehold with limited staircasing (50% is currently owned by the vendor and 50% is owned by Nottingham Community Housing Association Limited)
Term of lease: 125 years from 30/01/2009
Years remaining: 110 years
Breakdown of charges:
Current Rent: £ 417.83 pcm

Current Service charge: £43.52 pcm
Charges are reviewed annually on 1st April

Staircasing up to 80% ownership is possible.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Part-glazed front entrance door, stairs leading to first floor.

Lounge 5.44m x 3.18m (17'10" x 10'5")

Two radiators, wood-effect laminate flooring, dual-aspect windows.

Kitchen/Diner: 5.44m x 3.58m max (17'10" x 11'9" max)

Kitchen Area

Excellent range of modern fitted units incorporating inset single drainer stainless steel sink with adjoining work surfaces and cupboard and drawer units under, matching eye-level wall cupboards, larder cupboard, built-in stainless steel ZANUSSI electric oven with matching electric hob over and fitted cooker hood.

There is under-counter plumbing for washing machine and a further under-counter appliance space.

Tiled splashbacks, modern wall-mounted WORCESTER gas central heating boiler, dual-aspect windows.

Dining Area

Radiator, wood-effect laminate flooring, window to front.

Cloakroom/WC

White suite comprising low-level WC and hand basin with tiled splashback, radiator, recessed ceiling spotlighting, extractor fan, window to rear.

Rear Porch

Radiator, part-glazed external door leading to rear garden.

FIRST FLOOR

Landing

Radiator, loft hatch giving access to insulated roof void, window to rear enjoying countryside views.



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Bedroom One 3.48m x 3.58m (11'5" x 11'9")

Radiator, window to front providing far-reaching rural views.

Bedroom Two 4.19m inc wardrobe x 2.90m (13'9" inc wardrobe x 9'6")

Built-in double wardrobe with hanger rail and shelf, radiator, window to front taking in panoramic countryside views.

Bedroom Three 2.44m x 2.16m (8'0" x 7'1")

Radiator, window to rear overlooking countryside.

Bathroom 1.88m x 2.54m (6'2" x 8'4")

White suite comprising low-level WC, pedestal hand basin and panelled bath with shower above and fitted screen.

Tiled splashbacks, radiator, extractor fan, window to rear.

OUTSIDE

Front Garden & Parking

The frontage of the property is bounded by dwarf brick walling and features an ample block-paved parking area with adjoining border stocked with various shrubs

and bushes.

A block-paved driveway to the side of the house provides further off-road parking for cars or a caravan.

Rear Garden

Backing on to grass paddock, the established rear garden is privately screened and provides a peaceful retreat.

LEASEHOLD INFORMATION & RELATED CHARGES

Tenure: Leasehold with limited staircasing (50% is currently owned by the vendor and 50% is owned by Nottingham Community Housing Association Limited)

Term of lease: 125 years from 30/01/2009

Years remaining: 110 years

Breakdown of charges:

Current Rent: £378.69 pcm

Current Service charge: £33.57 pcm

Charges are reviewed annually on 1st April

SERVICES

Mains electricity

Mains water supply

Mains sewerage

Gas central heating

According to <https://checker.ofcom.org.uk/>

Broadband available

Mobile signal available (O2 - voice, no data)

Results are predictions and not a guarantee.

None of the services, fittings, or appliances (if any) heating installations, plumbing or electrical systems, telephone or television points have been tested by the Selling Agents.

COUNCIL TAX

Band C

Rutland County Council, Oakham 01572-722577

INDEPENDENT MORTGAGE ADVICE

Murray, in conjunction with St. James's Place Wealth Management can offer free independent advice whether you buy through Murray Estate Agents or another agent. St. James's Place Wealth Management have access to over 13,000 mortgage products and are able to find the most competitive products from the whole market. Your home may be repossessed if you do not keep up repayments on your mortgage.



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N.B.
Interested parties are advised to check with ourselves that these particulars have not been altered or amended in any way since they were issued.

VIEWING
By appointment to be made through the Selling Agents please. If you are travelling a long distance please telephone prior to departure to ensure the property is still available and to discuss any particular points which are likely to affect your interest in this property in order that you do not make a wasted journey.

OFFICE OPENING HOURS
Monday - Friday 9.00 - 5.30
Saturday 9.00 - 12.00

DISCLAIMER
1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers and lessees ought to seek their own professional advice.

2. All descriptions, dimensions, area, reference to condition and necessary permission for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, or otherwise as to the correctness of each of them.

3. No person in the employment of Messrs Murray has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor.

4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

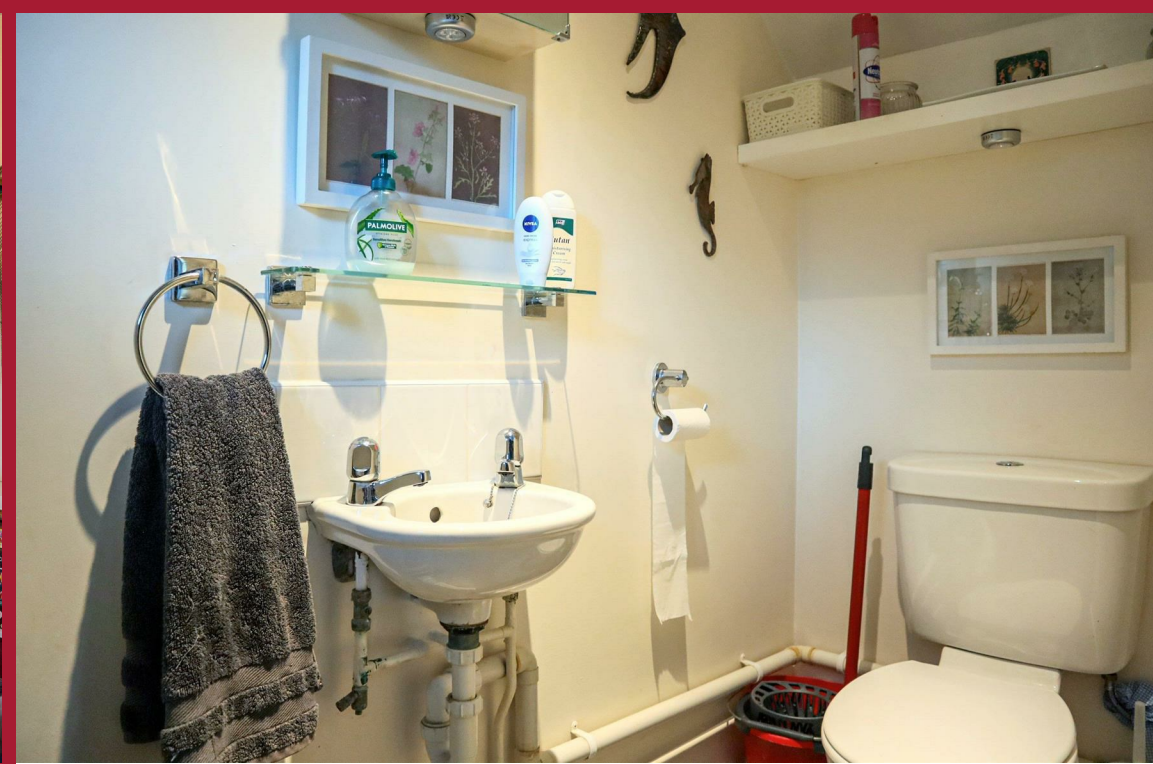
5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given

in good faith.

6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

Money Laundering Regulations 2003

Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate agents, there will be requirement that Murray's confirm the identity of its seller and buyers.

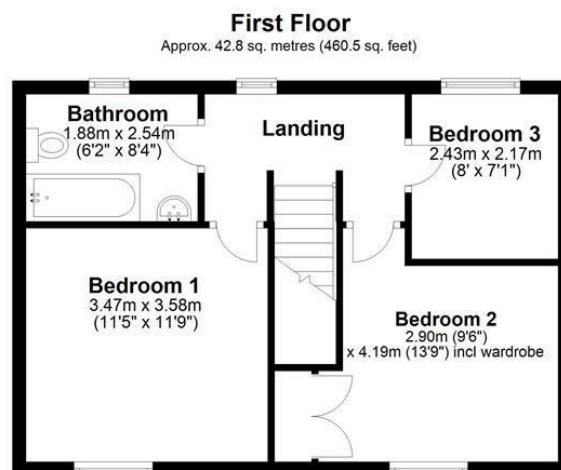
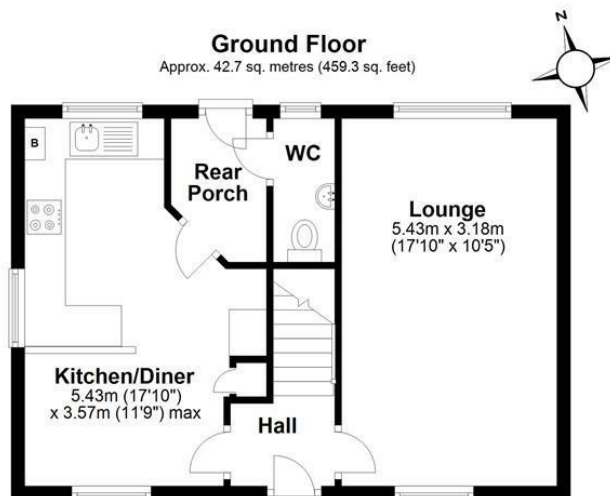








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Total area: approx. 85.5 sq. metres (919.8 sq. feet)

This floor plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

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