

# 18 Farringdon Close Priorslee Telford TF2 9GZ



2 Bedroom House  
25% Shared Ownership £56,250

## The features

- FABULOUS SHARED OWNERSHIP OPPORTUNITY
- RECEPTION HALL WITH CLOAKROOM
- ATTRACTIVE KITCHEN
- ENCLOSED GARDEN AND PARKING
- SECTION 106 - CONNECTION TO TELFORD AND WREKIN
- BRAND NEW ENERGY EFFICIENT HOME
- LOUNGE/DINING ROOM WITH FRENCH DOORS
- 2 DOUBLE BEDROOMS AND BATHROOM
- CLOSE TO AMENITIES



**\*\*\* SHARED OWNERSHIP OPPORTUNITY \*\*\***

**PART OWN YOUR HOME - An excellent opportunity to purchase this brand new 2 bedroom home on this fabulous new development, perfect for commuters with ease of access to the A5/M54 motorway network.**

**Offered for sale on the Shared Ownership Scheme which enables purchasers to start with owning 25% of the property and paying a monthly rental on the remaining share.**

**Part owning your home can be cheaper than renting and is an excellent way to step onto the property ladder.**

**Ready for your immediate occupation.**

## Property details

### DESCRIPTION

PART OWN YOUR HOME - A brand new 2 bedroom home. High Energy Insulation, Gas Central Heating and Double glazing with spacious accommodation comprising Reception Hall with Cloakroom, Lounge/Dining Room, Kitchen with oven and hob, 2 Bedrooms and Bathroom with shower. Enclosed rear garden and parking.

Offered for sale on the Shared Ownership Scheme which enables purchasers to start with owning 25% of the property and paying a monthly rental on the remaining share. We have been advised the monthly rental for a 25% share purchase will be £386.72 and that the properties are leasehold with a monthly service charge of approximately £30.79. We are advised that there is a restriction on staircasing out to own up to 80% of the property and would recommend this and the rental is verified during pre-contract enquiries.

Part owning your home can be cheaper than renting and is an excellent way to step onto the property ladder.

PLEASE NOTE - We anticipate these properties being of great interest and advise that the Housing Provider operates on a First Come - First Served basis - subject to qualification and acceptance and there is a local connection restriction to Telford and Wrekin with the Section 106.

### LOCATION

The property occupies an enviable position on this newly constructed development in Priorslee which is ideally placed for commuters with ease of access to the A5/M54 motorway network. There are excellent facilities on hand and a short drive from Telford Town Centre and Park.

### RECEPTION HALL

Covered entrance with door opening to RECEPTION HALL.

### CLOAKROOM

With WC and wash hand basin.

**LOUNGE/DINING ROOM** 15'5 x 14'4 (4.70m x 4.37m)  
With double opening French doors leading to the rear garden, media point.

**KITCHEN** 12'3 x 6'4 (3.73m x 1.93m)  
Fitted with range of units incorporating sink unit set into base cupboard. Further range of matching base units comprising cupboards and drawers with worksurfaces over and space beneath for appliances. Inset 4 ring hob with extractor hood over and oven and grill beneath. Complementary eye level wall units, window to the front.

### FIRST FLOOR LANDING

Staircase leads to First Floor Landing off which lead

**BEDROOM 1** 14'4" x 10'10" (4.37m x 3.30m)  
With window overlooking the rear garden, radiator.

**BEDROOM 2** 7'3" x 6'9 (2.21m x 2.06m)  
Another good double room with two windows to the front.

**BATHROOM** 7'3 x 6'9 (2.21m x 2.06m)  
with suite comprising panelled bath with shower over, wash hand basin and WC. Complementary tiled surrounds, radiator. Window to the side.

### OUTSIDE

Enclosed rear garden and parking.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Leasehold and subject to a 990 year lease. We would recommend this is verified during pre-contract enquiries.

#### SERVICES

We are advised that all main services are connected.

#### COUNCIL TAX BANDING

Due to being New Build the Council Tax Banding has not yet been allocated.

#### FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'My Simple Mortgage' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](http://Monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

#### LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

#### REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

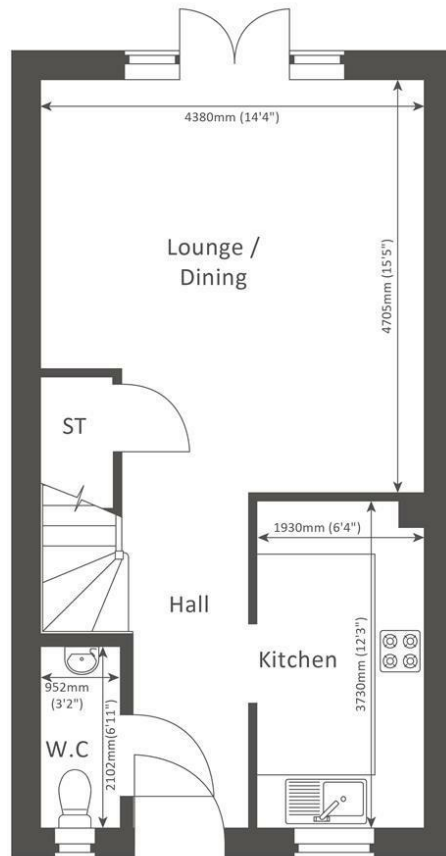
#### NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.

**18 Farringdon Close, Priorslee, Telford, TF2 9GZ.**

**2 Bedroom House**

**25% Shared Ownership £56,250**



## Judy Bourne

Director at Monks

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## Get in touch

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## Shrewsbury office

10a-11 Shoplatch,  
Shrewsbury, Shropshire, SY1

## We're available 7 days a week

HOME – four words that define who,  
and what we are:

Honest, Original, Motivated, Empathetic

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
- Electricians and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.