

Plot 7, 2 Mullinex Way, Baschurch, Shrewsbury, Shropshire,  
SY4 2EQ

[www.hbshrop.co.uk](http://www.hbshrop.co.uk)



**Important Notice - please read carefully**

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants 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 term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

**50% Shared Ownership £102,250**

Viewing: strictly by appointment through the agent

Holland Broadbridge are pleased to offer For Sale an attractive and spacious brand new two bedroom semi-detached house (currently under construction) which is being offered For Sale on a shared ownership scheme. The valuation is currently £204,500, so a 50% share will be £102,250. The rental cost payable to the Housing Association would be £2811.88 per annum or £234.32 PCM (please note a higher share can be purchased) the staircasing cap is up to 80% on the property so there is the option to staircase up to 80% ownership in the future subject to being financially qualified and meeting certain requirements set by Cornovii development Ltd. Please register on Shropshire home point website which is Shropshires choice based system for shared ownership. Viewing comes highly recommended by the selling agent.

\*Please refer to the link below to register with Shropshire Home Point

<https://www.shropshirehomepoint.co.uk/Data/ASPPa>

**Property Key Features**  
NHBC 10-year warranty

**Entrance hallway**

**Cloakroom**

**Lounge**

**Kitchen / Dining room**

**First floor landing**

**Bedroom one**

**Bedroom two**

**Bathroom**

**Outside**

**Services**

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

**Council tax band**

As taken from the Gov.uk website we are advised the property is in Band B - again we would recommend this is verified during pre-contract enquiries.

**Tenure**

We are advised that the property is Leasehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

We have been informed that the service charge figure will be £596.59 per annum - this includes £210 for the builder's maintenance charge, £333.31 for the building insurance and £53.28 for the boiler servicing.

The rent payable is £2811.88 per annum or £234.32 PCM.

Length of lease: TBC

Service charge per annum: £596.59

Ground rent charge: TBC

Ground rent review date and price increase: TBC

**Mortgage services**

We offer a no obligation mortgage service through our in house Independent Financial Advisor.

Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

**Referral fee disclaimer**

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees. Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

**Disclaimer**

Any information / measurements / plans / photos with these particulars are for guidance purposes only and have not been verified.  
**VACANT POSSESSION WILL BE GIVEN ON COMPLETION.**

Please note this information is given for guidance only and should not be relied upon as statements or representations of fact. Any prospective purchaser must satisfy themselves of the correctness, and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

**Shropshire Home Point**

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	

**FLOORPLANS**

