

Plot 21, 3 Top Hill Close, Whittington, Nr Oswestry,  
Shropshire, SY11 4FT

[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 are 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 £101,750**

Viewing: strictly by appointment through the agent

A well proportioned, spacious and attractive, brand new three bedroom semi-detached house, which is being offered For Sale on a Shared Ownership scheme. The valuation is currently £203,500, so a 50% share will be £101,750. The rental costs payable to the housing association would be £2798.13 per annum or £233.18 per calendar month. (Please note a higher share can be purchased). The staircasing cap is up to 80% of the property. There is an option to staircase to up to 80% ownership in the near future, subject to having been qualified and meeting certain requirements by Cornovii Development Limited. Please register on Shropshire Home Point website which is Shropshire choice based system for Shared Ownership. Viewing comes highly recommended by the sole selling agent.

**Property key features**

HSBC 10 year warranty

Entrance hallway

Lounge / diner

Kitchen / diner

First floor landing

Bedroom one

Bedroom two

Bedroom three

Bathroom

Outside

**Services**

Mains water, gas and electricity and drainage.

**Council Tax Band**

As taken from the Gov.uk website we are advised the property is in Band \* - this is verified during pre-contract enquiries.

**Tenure / Leasehold**

We have been informed that the service charge figure will be £488.71 per annum, builders maintenance charge £104.00 per annum, building insurance £306.43 per annum and boiler servicing £53.28 and a charge for the pumping station £25.00

The rent payable is £2798.13 or £233.18 per calendar month.

Length of lease: 990

Service charge per annum: £488.671

Ground rent charge: 0

Ground rent review date and price increase: 0

**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**

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

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

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**

