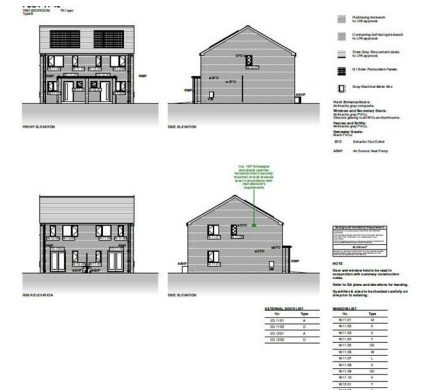


44 Aspen Grange, Weston Rhyn, Oswestry, Shropshire,  
SY10 7TS

[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 £93,250**

Viewing: strictly by appointment through the agent

An attractive, well proportioned and particularly spacious, brand new two bedroom semi-detached house, which is being offered For Sale on a Shared Ownership scheme. The valuation is currently £186,500 so a 50% share will be £93,250. The rental costs payable to the housing association would be £2564,38 per annum (£213.70 per calendar month). There is an option to staircase up to 80% ownership in the near future, subject to having been qualified and meeting certain requirements by Star Housing. Please register on Shropshire Home Point website which is Shropshire choice based system for Shared Ownership. This modern development is located in the village of Weston Rhyn, which is less than 5 miles from Oswestry and 2 miles from Chirk. The development is expected to be completed in Early 2024 and will be of interest to a number of potential buyers. Viewing comes highly recommended by the sole selling agent.

The accommodation briefly comprises: All property's built to national described space standard, private parking to all property's, energy efficient central heating via air source heat pumps, contemporary kitchen and bathroom, enclosed rear gardens, A rated appliances where fitted.

**Property key features**

NHBC 12-years

Entrance hallway

Cloakroom

Lounge/diner

Kitchen

First floor landing

Bedroom one

Bedroom two

Bathroom

Outside

Services

TBC

**COUNCIL TAX BAND B**

**Tenure/Leasehold**

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.

The rent payable is £2564.38 per annum (£213.70 PCM)

Length of lease: 990 years

Service charge per annum: £399.02. This includes

buildings insurance and grounds maintenance

Ground rent charge: N/A

Ground rent review date and price increase: N/A

**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**

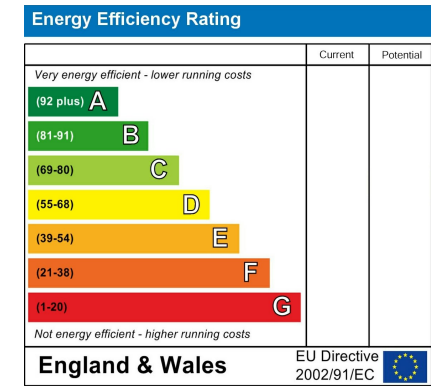
Any areas / measurements are approximate only and have not been verified.  
**VACANT POSSESSION WILL BE GIVEN ON COMPLETION.**

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/ASPPPage>



**FLOORPLANS**

