

FOR SALE

01949 87 86 85

www.hammondpropertyservices.com

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Nottinghamshire
NG13 8AR

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bingham@hammondpropertyservices.com



**1 BIRCH CLOSE, ASLOCKTON, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 9DL**

£215,000

This 2 bedroomed and semi detached home, by Avant Homes to their Cranford Design, was recently completed to a superior standard and is situated towards the end of a cul-de-sac.

Enter the property via the entrance hallway which is ideal for storing coats and shoes and has an adjoining downstairs WC. The hallway leads through into a large open plan living area consisting of Kitchen/diner and lounge area. The contemporary kitchen consists of floor standing work surfaces with inset stainless steel sink with feeder tap. Integrated appliances include fridge, freezer electric oven and hob with extractor above. The open plan living area is perfect for both formal and family dining and entertaining and there are double French doors leading out into the rear of the property.

To the first floor, and accessed from a central landing area, are two double bedrooms the master of which overlooks the rear aspect of the property. The second has a convenient storage cupboard. Additionally, to the first floor is a bathroom consisting of panelled bath with shower above, low level WC and pedestal wash basin.

The current owner keeps an immaculate home and it is perfect for those wishing to move in, put their own furniture down and... do nothing.

Whilst the full title is available to be purchased at £215,000... there is also the following option...

45% SHARED OWNERSHIP (£96,750)... DEPENDENT UPON YOUR CURRENT POSITION TO QUALIFY. PLEASE ASK OUR SALES TEAM FOR MORE DETAILS TO AVOID DISAPPOINTMENT. N.B. MONTHLY PAYMENTS DUE TO PART OWNERSHIP - Lease granted on 31/05/2019 for a term of 99 years.

RENTAL FOR PERCENTAGE NOT OWNED = £308.28

SERVICE CHARGE = £20.64

ESTATE CHARGE = £0.00

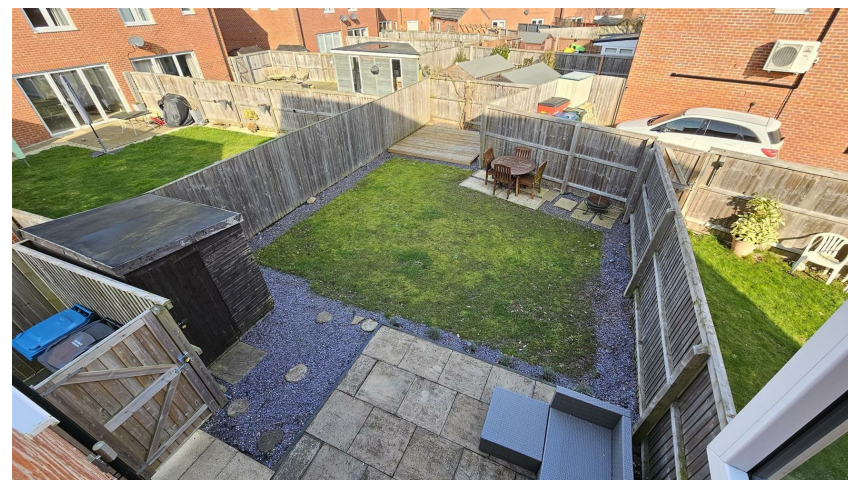
BUILDINGS INSURANCE = £4.84

MANAGEMENT FEE = £25.95

RESERVE FUNDS PAYMENT = £0.00

TOTAL ADDITIONAL MONTHLY PAYMENTS = £51.43

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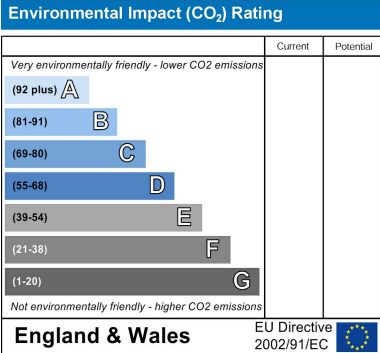
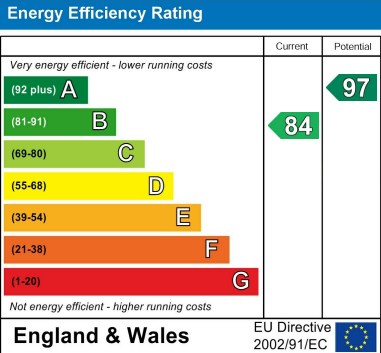
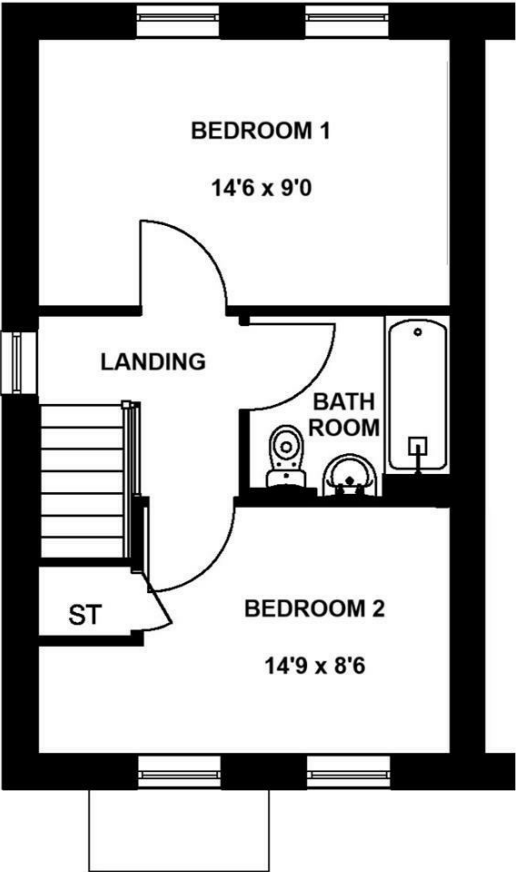
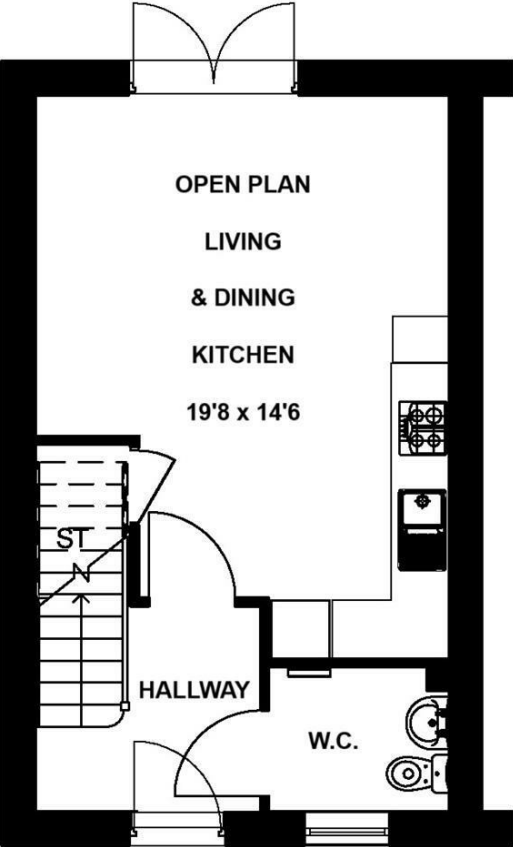


DIRECTIONAL NOTE From our Bingham office proceed along Market Street and turn left onto Long Acre, following this road out towards to A52 Grantham Road. Turn left onto the dual carriageway and continue pass the Jet Service Station and take the next left hand turning sign posted towards Hawksworth and Scarrington. Continue along this road to take the first right hand turning which is sign posted Aslockton onto Abbey Lane. Proceed approximately half a mile and turn first right into Thornfield Way clearly denoted by our Hammond Property Services For Sale board. Continue to the end and bear left into Birch Close and the property is located immediately on the left hand side.

For Sat Nav use Post Code: **NG13 9DL**

Council Tax Band

B



The village of Aslockton boasts a vibrant community and has a variety of amenities including a train station within walking distance, with direct links to Nottingham in 20 minutes. The market town of Bingham is just 6 minutes down the road and Nottingham city centre just 13 miles, or 30 minutes by car, west of Aslockton. There is also a Village Church, St Thomas' and adjacent Village Hall; the venue for many local activities, excellent sports facilities with cricket and football pitches.

An enviable rural location in the Vale of Belvoir, within easy reach of Nottingham city centre and within the catchment area of two schools with Outstanding Ofsted rating, Archbishop Cranmer Primary School and Toot Hill Secondary School.

The site is well located to provide good access to a number of major routes, the A52 is located just to the south for travel to Nottingham or Grantham, while the A1 is 10 miles east allowing onward journeys North to Leeds or south to London and the A46 just 5 miles west for travel to Newark-On-Trent and Leicester. From Grantham, there is a convenient connection point to the A1 national road network and a direct rail link into London King's Cross, providing a stress-free commute to the Capital of just 75 minutes.

IF YOU WISH TO PROCEED WITH THE PURCHASE ON A SHARED OWNERSHIP BASIS... Your rent will be reviewed each year by a set formula using the Retail Price Index for the previous 12 months plus 0.5%.

Qualifying criteria to purchase a share in a shared ownership property

Please note the following requirements for anyone wishing to purchase this Share Ownership Property.

- The applicant/s cannot already own a property in the UK or abroad.
- The applicant must meet the Regulator (Homes England's) eligibility and affordability requirements to qualify for shared ownership.
- The applicant must adhere to the Regulators requirements and will be required to undertake the Initial Assessment, Mortgage Sign Off, or Cash Buyer Sign Off assessments with a suitably qualified Mortgage Advisor, prior to proceeding to submit an application.
- Ministry of Defence personnel will be prioritised for shared ownership if they have: completed their basic (phase 1) training and they are one of the following:
 - o Regular service personnel (including Navy, Army and Air Force)
 - o Clinical staff (with the exception of doctors and dentists)
 - o Ministry of Defence Police Officers
 - o Uniformed staff in the Defence Fire Service
- they are ex-regular service personnel who have served in the Armed Forces for a minimum of six years, and can produce a Discharge Certificate (or similar documentation) as proof, where they apply within two years (24 months) of the date of discharge from service or
- they are the surviving partners of regular service personnel who have died in service, where they apply within two years (24 months) of the date of being bereaved.
- The household income must be less than £80,000.
- The property cannot be bought for investment purposes (unless it is being bought outright at the full 100%).
- The applicant/s must provide evidence (on the application form) that they are unable to buy outright on the open market.
- The applicant must meet the S106 Local Connection requirements and complete the required Local Connection Forms (available from this office) to evidence this at application stage, if applicable.
- Should there be more than one interested party applying for the property, the successful applicant will be based on the terms detailed within the First Come First Served Policy provided.

- Application forms must be completed in full and returned to the Housing Association with all requested supporting documentation. More details are available from Hammond Property Services on 01949 87 86 85 or bingham@hammondpropertyservices.com

The applicant should not incur any costs until the application has been received and accepted by the Association.

- Must make applicant/s aware of any staircasing restriction on the property if applicable and the remaining lease term of the lease.

- In addition to the share being marketed, applicants should be made aware that they can purchase additional shares in the property from the Association should they wish, this will also be based on affordability and evidence by the Mortgage Advisor in the completed Assessment Forms.

Upon accepting an application, a £250 non-refundable reservation fee is payable by the applicant. This will be credited to the rent account upon completion of the sale.

You can apply to buy the home if both of the following apply:

- your household income is £80,000 or less
- you cannot afford all of the deposit and mortgage payments to buy a home that meets your needs

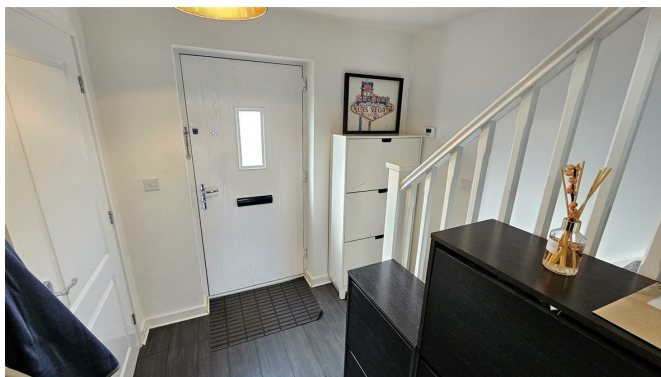
One of the following must also be true:

- you are a first-time buyer
- you used to own a home but cannot afford to buy one now
- you are forming a new household - for example, after a relationship breakdown
- you are an existing shared owner, and you want to move
- you own a home and want to move but cannot afford to buy a new home for your needs

If you own a home, you must have completed the sale of the home on or before the date you complete your shared ownership purchase.

As part of your application, your finances and credit history will be assessed to ensure that you can afford and sustain the rental and mortgage payments.

- Also, you must have a local connection to Rushcliffe Borough Council either through residency, work or family.



Composite entrance door into the

HALLWAY

with a central heating radiator.

OPEN PLAN LIVING / DINING KITCHEN

19'8 x 14'6 (5.99m x 4.42m)

The contemporary kitchen consists of floor standing work surfaces with inset stainless steel sink with feeder tap. Integrated appliances include fridge, freezer electric oven and hob with extractor above.



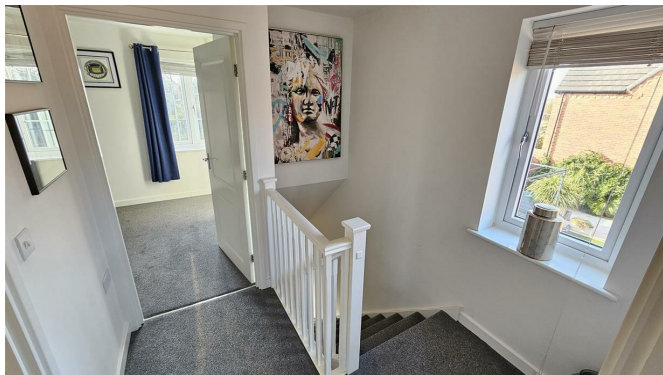


The open plan living area is perfect for both formal and family dining and entertaining and there are double glazed double doors leading out into the rear of the property.

CLOAKROOM / W.C.

Low level W.C. with a wash hand basin, tiled splash backs and double glazed opaque window to the front.





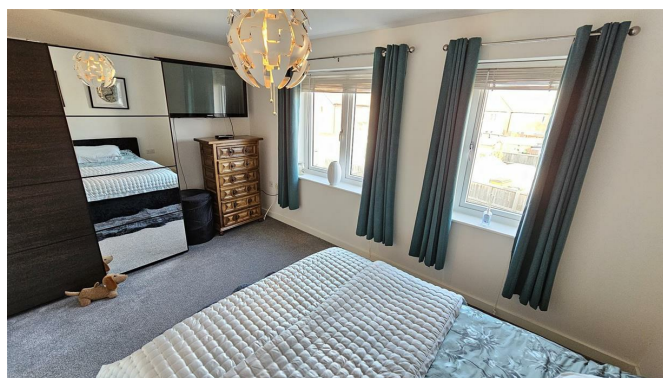
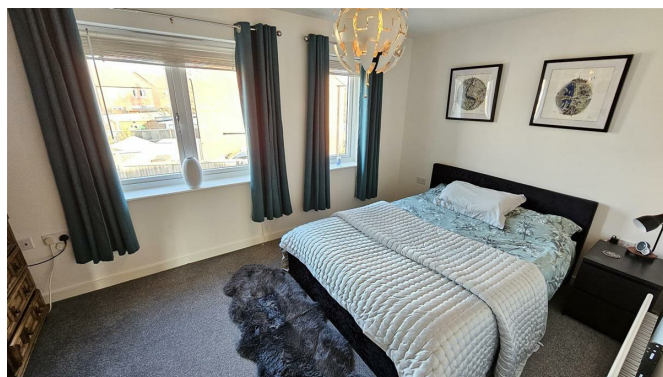
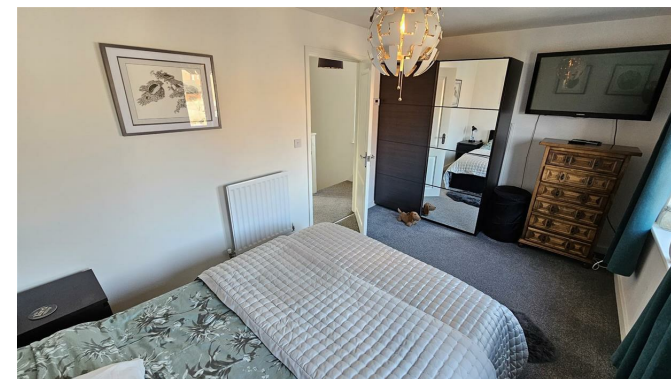
LANDING

with a double glazed window to the side elevation.

BEDROOM 1

14'6 x 9'0 (4.42m x 2.74m)

with a central heating radiator and a double glazed window overlooking the rear garden.



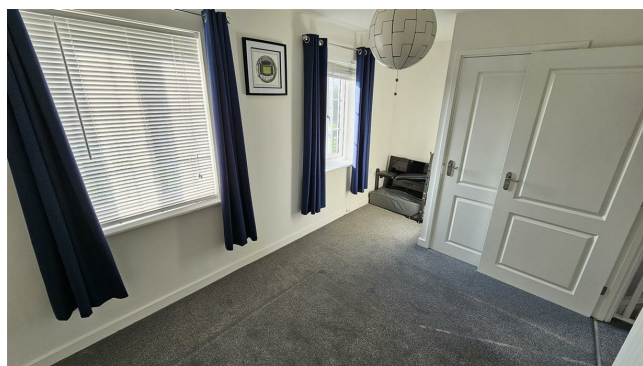


BEDROOM 2

14'9 x 8'6 (4.50m x 2.59m)
with a central heating radiator and a double glazed window overlooking the front. A useful overstairs storage cupboard.

BATHROOM

with a contemporary suite comprising panelled bath with a mixer tap and shower handset over with pivot screen, wash hand basin and a low flush W.C. Towel radiator.



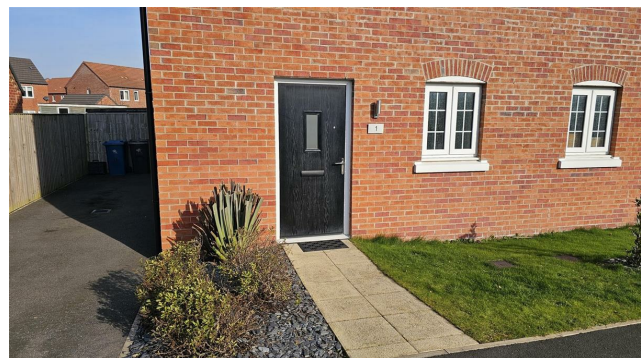


OUTSIDE - FRONT

The property is located towards the end of a quiet-cul-sac and is approached via long block paved road with a tarmac driveway to the side providing parking for 2 vehicles. To the fore is a neat lawned area with mature shrubs providing colour and a pathway to the front door. Open outlook to the front.

OUTSIDE - REAR

To the rear is an easy to maintain lawned garden edged with blue chippings, fully enclosed by timber fencing, and, to which, the owners have added an extensive area of patio for those who enjoy al fresco dining and entertaining during those balmy summer evenings. A further raised decking area in the corner is the ideal vantage point from which to enjoy the setting sun with the last drops of Merlot.







Steve Pritchett

Please contact us for a FREE discussion on our services

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Your property will be advertised on Rightmove, OnTheMarket.com, hammondpropertyservices.com and will be displayed in our office window.

A comprehensive colour brochure will be available for prospective tenants.

For more information, please call **Sharon** on **01949 87 86 90**





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FOR SALE

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01949 87 86 85

to arrange a suitable time for us to call out and to discuss what we do and how we do it!