







SHARED OWNERSHIP- PERFECT FOR FIRST TIME BUYERS! This two bedroom shared ownership opportunity, with a 25% share is situated in the popular village of Thurston. Having been built around a year ago by the reputable builder Persimmon, the property offers a welcoming entrance hall which leads into the good sized sitting room. The open plan kitchen-dining room is functional and provides plenty of space to enjoy a meal and entertain guests. Upstairs the two well-appointed double bedrooms are served by a tastefully designed bathroom, and the garden is private and peaceful. This property offers buyers the opportunity to staircase to 100% ownership. Check out the virtual tour and book your viewing!

### **Entrance Hall**

9' 1" x 7' 3" (2.77m x 2.2m)

With main entrance door. Stair to first floor.  
Radiator.

### **Cloakroom**

5' 7" x 2' 11" (1.69m x 0.90m)

Window to front. W.C, wash hand basin.  
Radiator.

### **Sitting Room**

14' 3" x 12' 1" (4.34m x 3.68m)

Window to Front. Under stairs storage  
cupboard. Radiator

### **Kitchen**

15' 3" x 8' 11" (4.66m x 2.71m)

Window and French doors to rear. A stylish  
kitchen fitted with a range of matching wall  
and base level units with drawers and work  
surfaces over, inset sink unit and drainer,  
integral appliances including fan oven, gas  
hob with extractor over, fridge/freezer, dish  
washer, washing machine. Wall mounted  
boiler

### **First Floor**

#### **Landing**

9' 1" x 5' 11" (2.77m x 1.81m)

Built in storage cupboard, loft access

#### **Bedroom 1**

15' 4" x 9' 7" (4.68m x 2.91m)

Two windows to front. Built in storage  
cupboard. Radiator.

#### **Bedroom 2**

15' 11" x 7' 7" (4.86m x 2.30m)

With two windows to rear. Radiator

#### **Bathroom**

6' 1" x 5' 11" (1.86m x 1.80m)

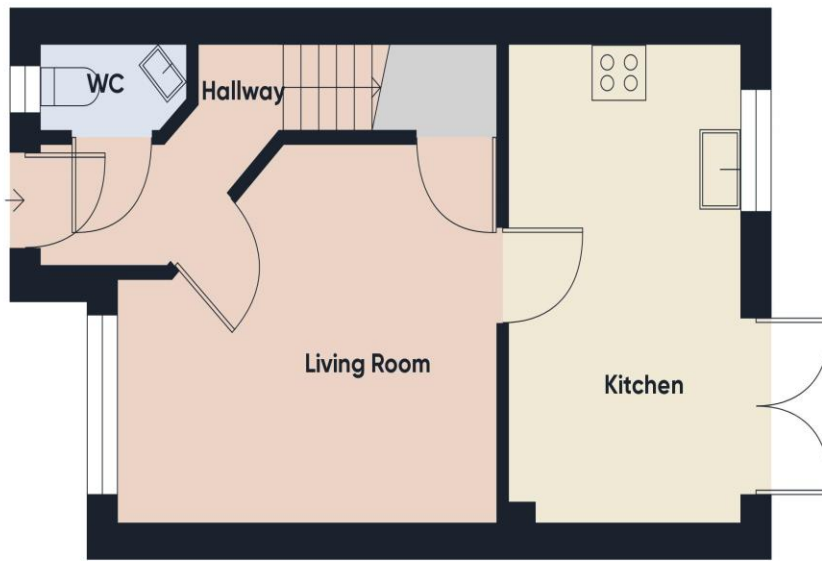
Suite comprising bath with shower over, W.C,  
wash hand basin

### **Outside**

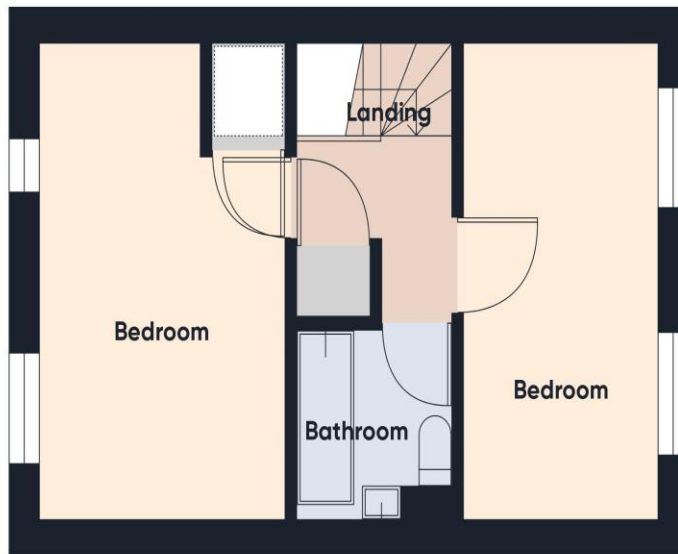
A pleasant south facing garden, laid to lawn  
with a shingle area, gate providing rear  
access, enclosed by fencing

### **Agents Note**

The rent paid to Flagship Housing on the  
remaining 75% is a monthly payment of  
£517.96 which includes the service charges.  
There are 989 years remaining on the lease.  
There is the possibility to staircase to own up to  
100% of the property. Please note: There is  
allocated parking, visitors parking is permitted  
for visitors but not exceeding 24 hours



Ground Floor



Floor 1

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>98</b>
(81-91) <b>B</b>	<b>85</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	

WWW.EPC4U.COM

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.