



6 Park Wella, Penryn, TR10 9FH

£95,000

6 Park Wella is 6-year old property located on the outskirts of Penryn available from a minimum share of £95,000 (40%).

Let Coastline Housing know that you would like to apply for this property by registering your interest on Share to Buy. A member of Coastline's Sales Team will be in touch with further information and our online application form.

Local connection requirements apply.

The accommodation may be briefly summarised as follows:

Ground floor – entrance hall, living room (3.93 m x 3.59 m – maximum), kitchen/diner (4.27 m x 3.6 m – maximum), rear entrance lobby and WC (1.02 m x 1.6 m).

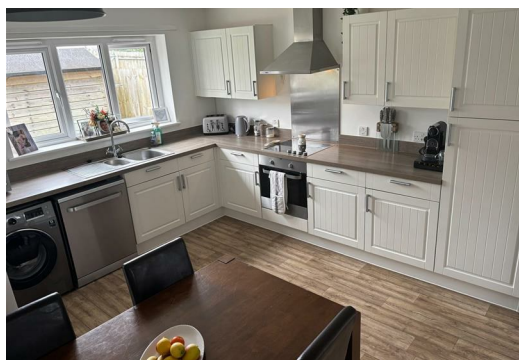
First floor – landing, front bedroom (2.86 m x 4.76 m - maximum), rear bedroom (2.48 m x 4.48 m) and bathroom/WC (1.92 m x 2.11 m).

Outside – open frontage, enclosed rear garden and two allocated off-road parking spaces to the rear.

The overall gross internal floor area of the property is approximately 79 m².

Key Features

- 2-bedrooms
- Local connection requirements apply



£95,000

Price and Costs

Estimated costs

Open market value: £237,500

Minimum share: 40% (£95,000)

Rent PCM: £284.99

Monthly service charge: £48.67

Lease Information

Lease Length: 92 Years

Tenure- Leasehold

All Enquiries

All enquiries received by The Mather Partnership will be forwarded onto Coastline Housing's Shared Ownership department to be dealt with. We will forward all of your details that you provide to us. Alternatively, please contact Coastline direct see photograph labelled "contact info".

Council Tax Band- B

Anti Money Laundering Regulations – Purchasers

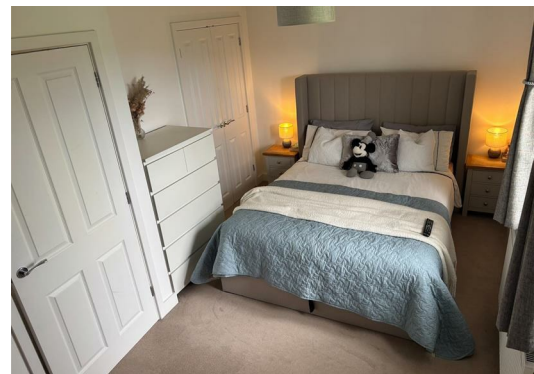
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances

Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Broadband & Mobile Phone Coverage

To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-101) A		93	(92-101) A		
(81-91) B			(91-91) B		
(69-80) C			(89-90) C		
(55-68) D			(75-85) D		
(39-54) E			(59-54) E		
(21-38) F			(31-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.

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