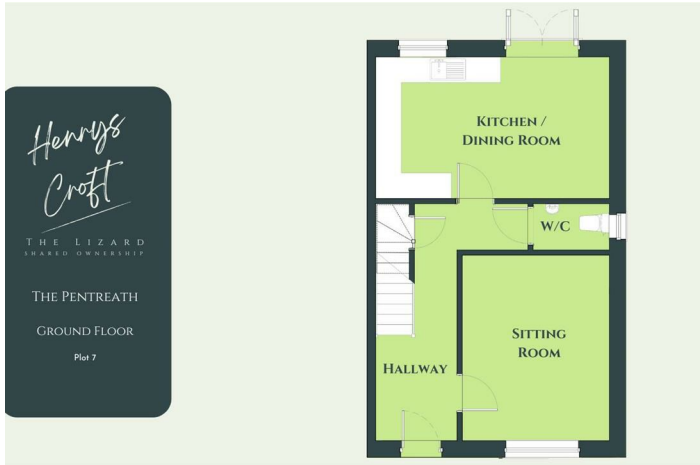


# Plot 7 Henrys Croft Helston, TR12 7AX









Get in touch

T: 01209 200230

E: [home.ownership@coastlinehousing.co.uk](mailto:home.ownership@coastlinehousing.co.uk)

Visit our website: [www.coastlinehomeownership.co.uk](http://www.coastlinehomeownership.co.uk)

# Plot 7 Henrys Croft Helston, TR12 7AX

Coastline are now inviting applications for Plot 7 of Henrys Croft in Lizard. This four-bedroom house benefits from a high-quality kitchen finished by Howdens with a Hisense fridge and Hotpoint oven, a family bathroom outfitted with a shower over the bath and electric heated towel rack along with a downstairs W/C. The home is carpeted throughout the habitable rooms with vinyl through the kitchen and wash areas, front and rear gardens, with an external tap and socket to the rear garden and a garden shed. The plot also benefits from two parking spaces. The properties also benefit from a 10-year Building Warranty from Build-Zone Insurance and a 999-year lease term.

TMP (The Mortgage People) assist Coastline in the buying process by conducting two-stage financial assessment to ensure:

- a) You can afford a home without placing yourself under financial strain
- b) You're not in a position to purchase a property at the full market value
- c) You have enough savings to cover upfront costs such as solicitor and mortgage arrangement fees, and
- d) You have good credit history.

Once you have completed our application form and have been in touch with TMP to carry out your assessment, please refrain from contacting the Sales Team whilst we process all of the applications on a first-come, first-served basis.



The Mather Partnership, Offices in Helston & Hayle

**Tel: 01326 565016 or 01736 804556 | [hello@thematherpartnership.co.uk](mailto:hello@thematherpartnership.co.uk)**

**| [www.thematherpartnership.co.uk](http://www.thematherpartnership.co.uk)**

Particulars

OMV: £355,000  
Minimum share: 40%  
Minimum share value: £142,000  
Minimum share rent PCM: £443.75  
Buildings Insurance: £24.81  
Service charges PCM: £13.44  
As this home is not funded by Homes England, the minimum share has been set as 40%.

Details

- In the kitchens
- Howdens kitchen units
  - Hisense fridge
  - Hotpoint oven and electric hob
  - Swan neck monobloc mixer tap
  - Kitchen extract fan
- In the bathrooms
- Shower over Bath
  - Hinged clear glazed shower screen
  - Electric towel rail
  - Washbasin with illuminated mirror above

Other features


- Two Parking Spaces
- Rear Garden
- Air Source Heat Pump
- Front and Rear External Lights
- External Tap and Socket
- Garden Shed on Paved Shed Base
- Rotary Clothes Dryer
- Carpets to Habitable Rooms
- Vinyl Flooring to Kitchen, Bathroom and W/C
- USB Sockets in Kitchen, Lounge, Dining Room and Bedrooms

Lease Information

Lease Length: 999 Years

Dimensions

Kitchen / Dining Room: 5.42m x 3.23m  
Sitting Room: 3.43m x 4.31m  
Bedroom One: 3.09m x 3.18m  
Bedroom Two: 3.59m x 3.29m  
Bedroom Three: 2.72m x 3.49m

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>			
<p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p>			

Bedroom Four: 3.73m x 2.27m

Bathroom: 2.02m x 2.27m

W/C: 1.83m x 1.03m

#### **Eligibility**

There are no local connection requirements for this plot.

#### **How to Apply**

To apply for this home, please register on Share to Buy and refer to the application guides available on Coastline's website. If you have already registered your interest on Share to Buy you will have received an email from [home.ownership@coastlinehousing.co.uk](mailto:home.ownership@coastlinehousing.co.uk) containing our online application form and guidance on the next steps to complete your application. If you haven't yet registered your interest on Share to Buy, Coastline encourages you to do so now. If the house is still available, their sales team will contact you with the application form and further guidance.

Applications will initially be open for two weeks. During this time, Coastline's Sales Team will process applications on a first-come, first-served basis, subject to receiving a complete application.

#### **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- TBC**

#### **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.

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.

