



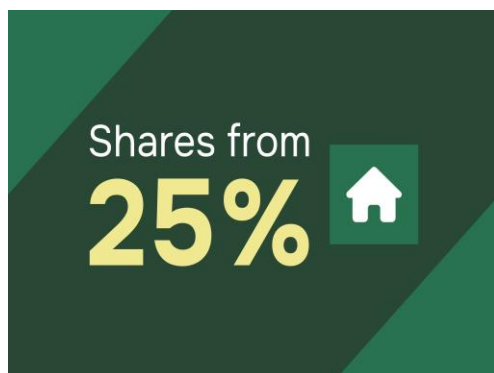
The Trent - Edwalton Fields Rose Way  
Edwalton Nottingham





# The Trent - Edwalton Fields Rose Way Edwalton Nottingham NG12 4JE

for sale  
**£77,500**



## Property Description

Amplus Group are pleased to offer a selection of two and three-bedroom shared ownership homes on the Edwalton Fields development in Nottinghamshire.

Edwalton Fields is a development of new homes situated on the outskirts of Edwalton Village. Edwalton Village has a vibrant community and offers a great range of local amenities such as shops, eateries, cafes, supermarkets, newsagents, salons, a Post Office, a golf course and much more.

Edwalton is located just off the A52 giving a great location for major road, rail and bus routes making it the perfect location for commuters to major local towns and cities. The location is also ideal for exploring the cities of Nottingham, Leicester and Derby, as well as being close to a variety of tourist attractions such as the Peak District, Sherwood Forest and the National Space Centre.

Build Complete Anticipated November 2025

## Location

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## Schools And Education

Edwalton is within catchment for multiple primary and secondary schools with lots of childcare and nurseries available.

## Shared Ownership Eligibility

Amplus Group is offering a unique opportunity to purchase a new home here through Shared Ownership. Thanks to this scheme, you can

own your own home with a lower deposit than is required to buy outright or with other buying schemes.

In order to submit an application for a shared ownership home, you'd need to consider the following criteria.

Do you currently own another property that isn't being sold?

Is your total combined household income within £80,000 per annum?

## Example Share Breakdown

Shares available from 25% to 75%. Please see examples prices and rents listed below.

25% share - Purchase price £77,500 - Rent Charges of £532.81

40% share - Purchase price £124,000 - Rent Charges of £426.25

45% share - Purchase price £139,500 - Rent Charges of £390.73

60% share - Purchase price £186,000 - Rent Charges of £284.17

75% share - Purchase price £236,250 - Rent Charges of £177.60

Full Property Value £310,000

A monthly service charge will also apply of £55.51. This includes building insurance, grounds maintenance and the management charge.

## Kitchen

11' 5" x 8' 2" ( 3.48m x 2.49m )

## Lounge/Dining Room

14' 6" x 10' 8" ( 4.42m x 3.25m )

## Bedroom 1

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

## Bedroom 2

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

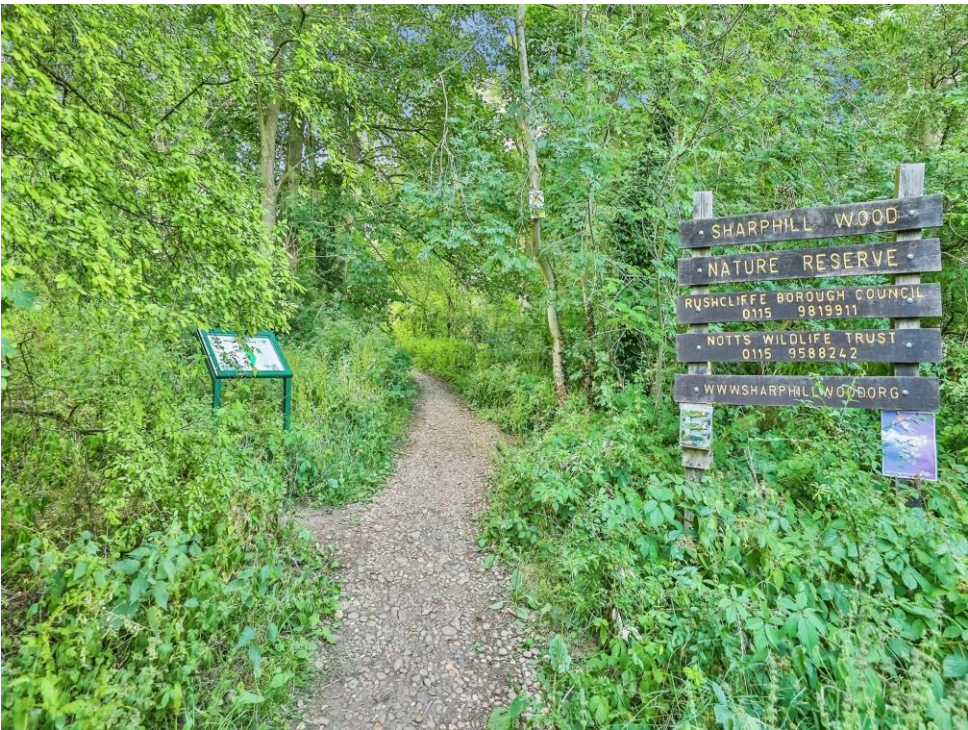
## Disclaimers

Please note images used are for illustrative

purposes only and differences may apply.  
Please ask the agent to confirm these details.





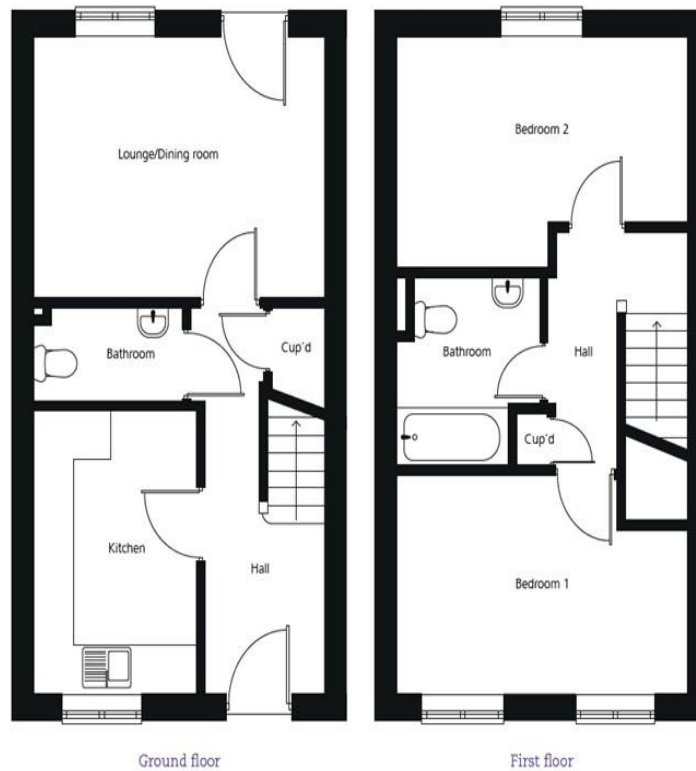








# The Trent



To view this property please contact Burchell Edwards on

**T 01159 327232**  
**E ilkeston@burchelledwards.co.uk**

21 Bath Street  
ILKESTON DE7 8AH

EPC Rating:  
Exempt

Council Tax  
Band: Deleted

Service Charge: Ask  
Agent

Ground Rent:  
Ask Agent

Tenure: Leasehold

**view this property online [burchelledwards.co.uk/Property/IST207224](https://www.burchelledwards.co.uk/Property/IST207224)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: IST207224 - 0008