



Anderby Close, Fernwood
Shared Ownership £86,000



Anderby Close

Fernwood, Newark

40% SHARED OWNERSHIP Enjoying a pleasant tucked away position in the modern-day village of Fernwood, this immaculate terraced home was constructed in 2023 and represents a superb opportunity to get on the property ladder and boasts well-presented accommodation throughout, a wonderful SOUTH facing rear garden and two parking spaces to the front.

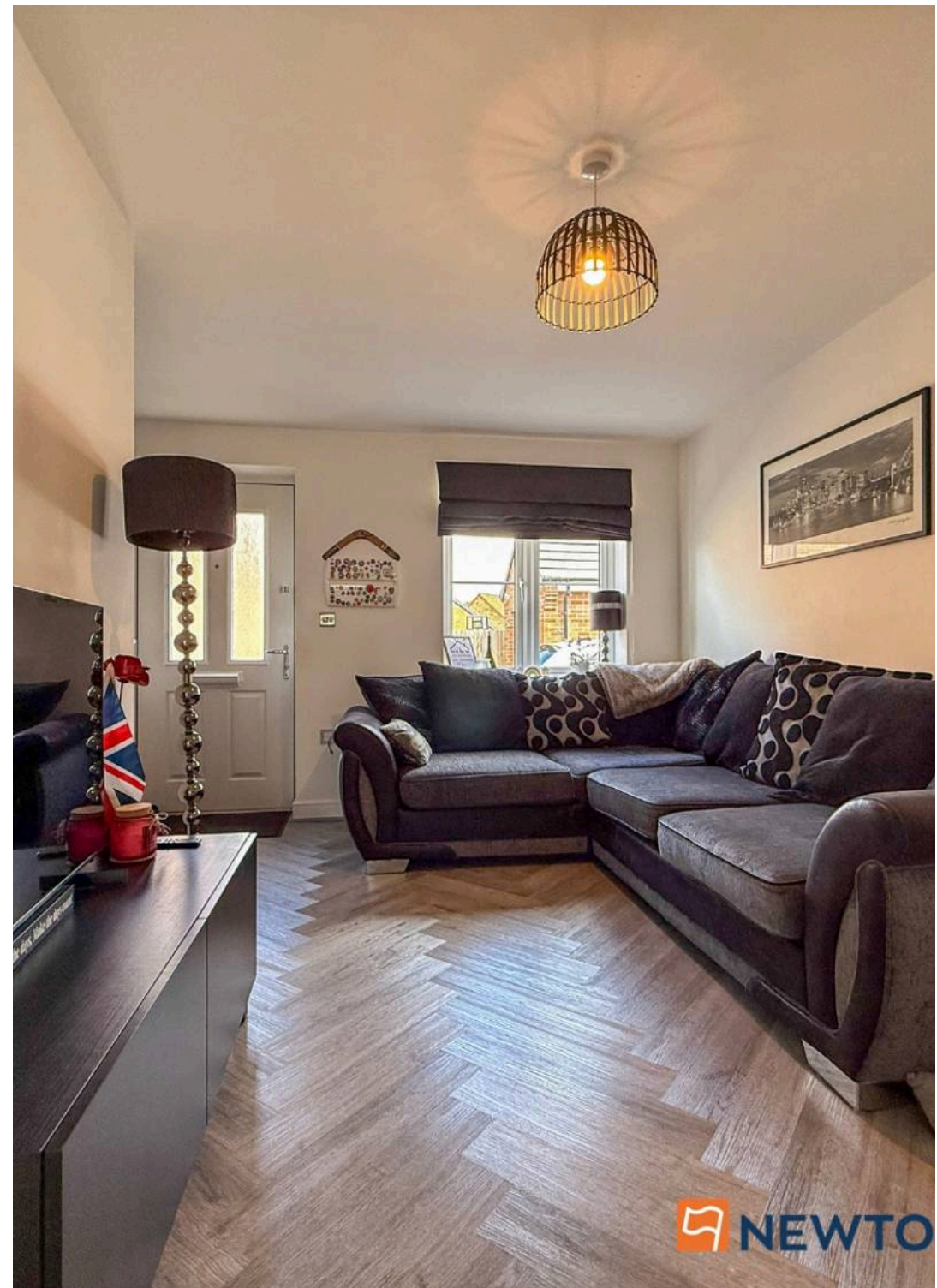
The property's accommodation comprises: spacious lounge with understairs storage cupboard, ground floor W/C, useful utility area, generous dining kitchen with French doors to the rear garden, four ring gas hob and electric oven, with the first floor having a quality family bathroom suite and two double bedrooms, one of which having fitted wardrobes.

Outside, this home enjoys off street parking to the front for two vehicles. The rear garden benefits from a wonderful degree of privacy and is also south facing. The garden has a paved entertaining area, small lawned area and a variety of plants/shrubs to borders. Other features of the property include easy access to Anderby Close Play Area, gas central heating and UPVC double glazing.

Council Tax Band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: B





Shared Ownership

What is Shared Ownership? Shared ownership is a part-buy, scheme designed to help people who cannot afford to buy a home on the open market. The scheme offers you the opportunity to buy a property in stages from Platform Housing. Gradually it is possible to purchase further shares as they become affordable, and progress to full ownership. There is no obligation to increase your share. You can sell your share on at any time. How does Shared Ownership Work? You purchase the share of the property with a mortgage or cash sum; You pay a service charge and rent to Platform Housing. Am I Eligible to Purchase this Property? For further information please contact the office.

Shared Ownership - Lease Details

Management Company - Platform Housing Years Remaining on Lease - 990 years, approximately 987 years remaining, expiry of lease 12/07/3013 Current Rent per month - £350.45 Current Service Charge per month - £32.68 Total Monthly Payment - £383.13, this includes building insurance

Lounge

14' 6" x 12' 1" (4.42m x 3.68m)
maximum measurements

Dining Kitchen

12' 1" x 9' 11" (3.68m x 3.02m)

Utility Area

6' 7" x 4' 2" (2.01m x 1.27m)

Ground Floor WC

5' 1" x 4' 2" (1.55m x 1.27m)

Bedroom One

12' 1" x 10' 11" (3.68m x 3.33m)

Bedroom Two

13' 7" x 8' 10" (4.14m x 2.69m)
maximum measurements

First Floor Bathroom

6' 5" x 5' 7" (1.96m x 1.70m)



Services

Mains gas, electricity, water and drainage are connected.

Square Footage

The square footage for this property is approximately 713 sq ft. Please note whilst every care is taken in providing this information as accurately as possible, this figure is calculated whilst creating the property's floor plan, which does not factor in a number of potential variations including wall thickness, curves, triangular walls, chimney breasts etc and alterations to the floorplan to ensure it is representative of the property's layout. The square footage may also include garages, porches, outbuildings, garden buildings and external corridors where applicable, please contact the office for further information/clarification. The EPC and Interactive Property Report may show a different total square footage.

Agent's Note - Sales Particulars

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements are taken internally and cannot be assumed to be accurate, they are given as a guide only.





Anti-Money Laundering Regulations

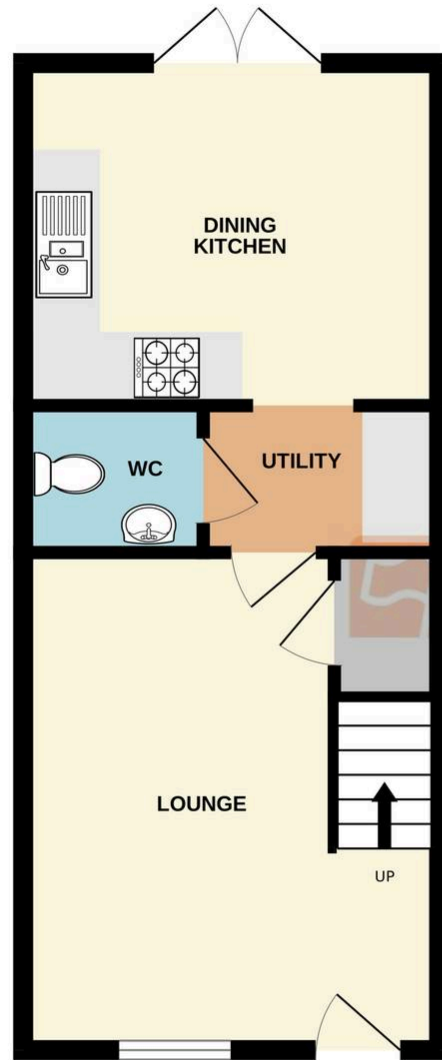
Intending purchasers will be asked to confirm their identity at the offer stage and we ask for your co-operation in order that there will be no delay in agreeing a sale.

Referrals

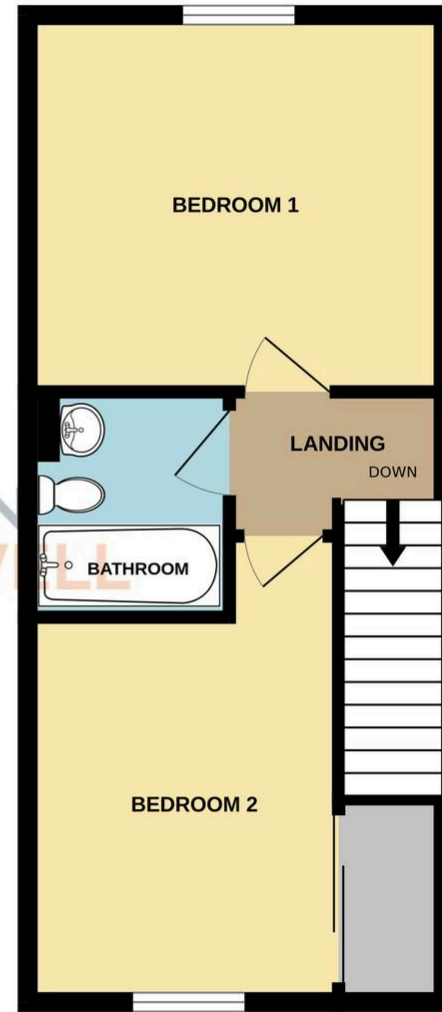
Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to. Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of £332 if you ultimately choose to arrange a mortgage/insurance through them. Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you choose to arrange a survey through them. For more information, please call the office.



GROUND FLOOR



1ST FLOOR





Newton Fallowell

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