# 11 Ullswater Park, Dronfield Woodhouse, Dronfield, S18 8NL

Saxton Mee

# 11 Ullswater Park

## Dronfield Woodhouse

70% Shared ownership

# £160,000

** OPEN VIEWING SATURDAY 24TH OCTOBER ** 11AM - 1PM **

The price of this excellent bungalow represents a 70% share with the remaining 30% being in the ownership of Guinness Homes. Restricted to people aged 55 years and over.

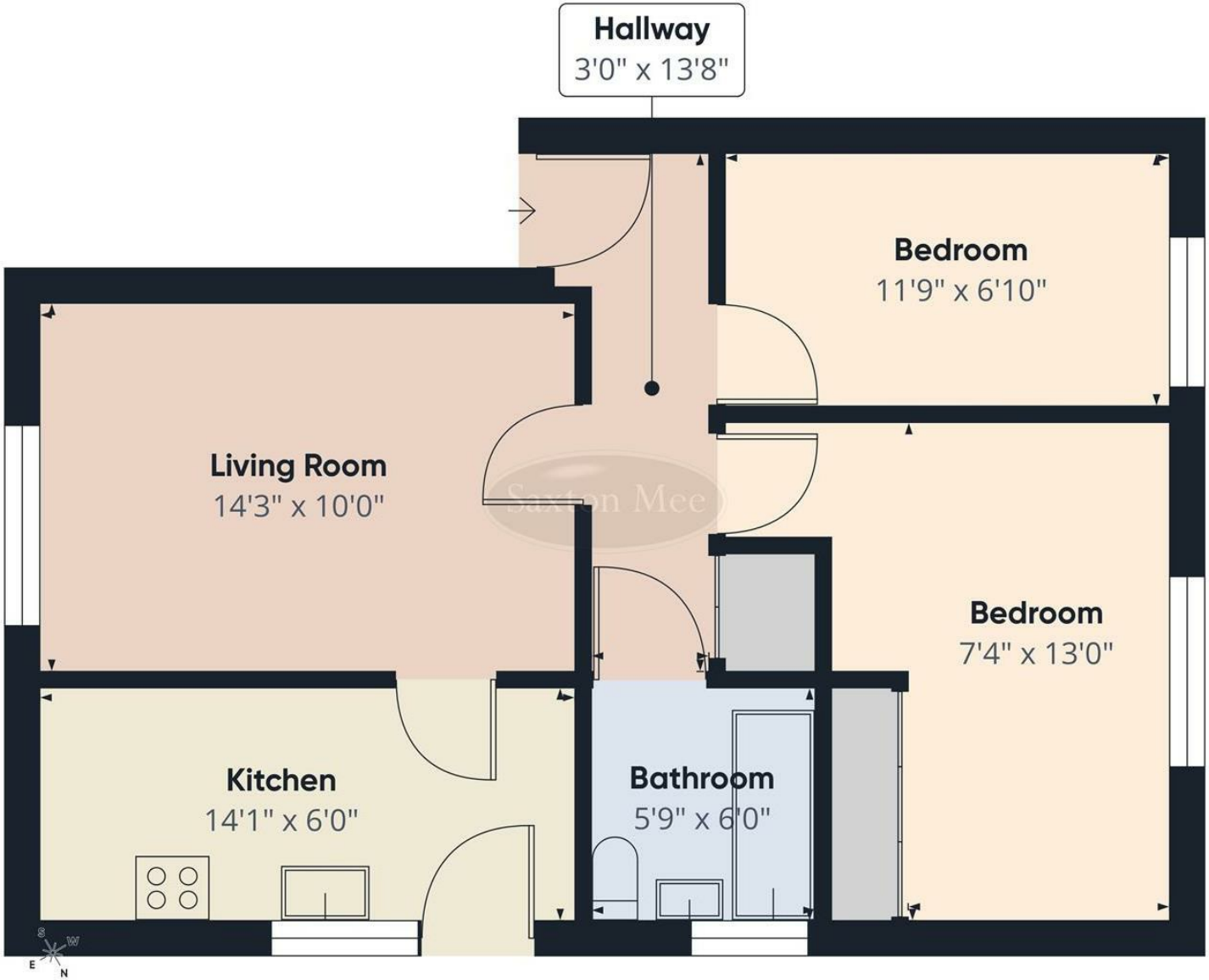
This semi detached bungalow offers a gas fired central heating system, uPVC double glazing, cavity wall insulation and briefly comprises: hall, good sized living room with ornamental feature fireplace, fitted kitchen, double bedroom, second bedroom and bathroom with electric shower over the bath.

Communal mainly lawned garden, patio to the rear. and garden store. No upward chain.

The property forms part of a small purpose built cul-de-sac of similar properties and it is a necessity that certain requirements are met by the purchaser to facilitate the rental of the 30% remainder share with Guinness.

Lease information : Term 65 years. It should be noted that the price represents a 70% ownership of the property and that the remaining 30% is leased from The Guinness Partnership at a rent of approx £125 per month which includes grounds maintenance (grass cutting, maintaining hedges etc), window cleaning and building insurance.

- Vacant possession, no upward chain
- 70% shared ownership
- 30% owned and rented back to you via The Guinness Partnership
- Superbly presented throughout
- Two bedrooms (one presently used as a dining room)
- Bathroom with shower over the bath
- Sought after popular and peaceful cul-de-sac location of similar properties
- EPC D
- Council tax band B
- Leasehold




Approximate total area(1)

527 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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