



**WEST
NORFOLK
HOUSING**



**Styleman Court, Southend Road,
Hunstanton, Norfolk, PE36 5BQ**

**Shared Ownership 2-bedroom apartments
available from £56,250**

Property details

Available now, 2 brand new 2-bedroom apartments available on a shared ownership (part buy/part rent) basis. Shares available from 25%-75% on initial purchase.

Features

The 2 bed apartments consist of an open plan kitchen/living/dining room, two spacious bedrooms and a generous sized bathroom. Both apartments boast of a sea view.

The scheme centres around a beautifully landscaped courtyard providing a calm and private outdoor space. Each apartment enjoys access to secure gated parking and bike storage.

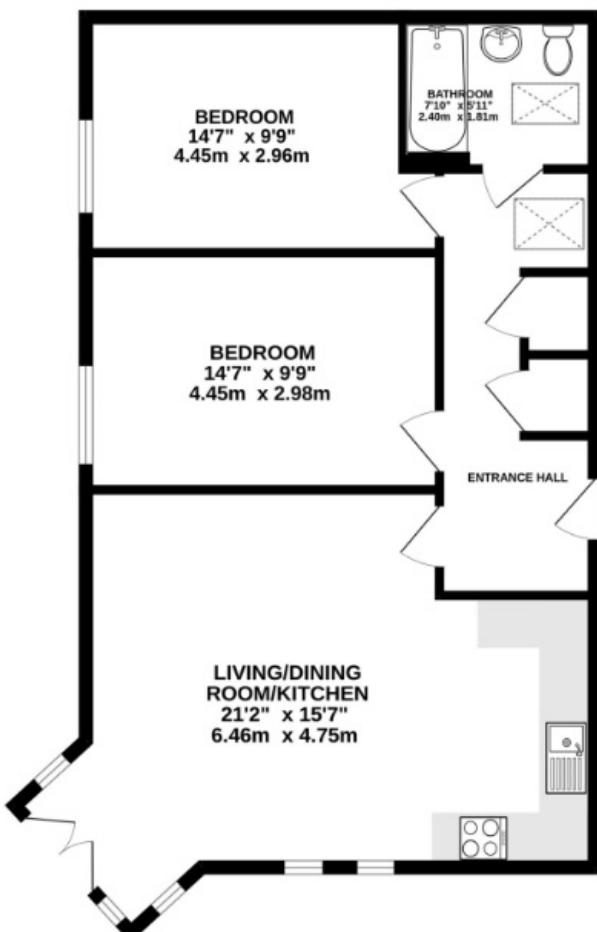
Styleman Court, located in the heart of Hunstanton just steps from the beach offers an exceptional opportunity for modern coastal living.

Council Tax Band – TBC

Energy Efficiency Rating – B



Floor plans – 2 bedroom apartments



Living/Dining Room/Kitchen
6.46m x 4.75m (approx)
21'2" x 15'7" (approx)

Bathroom
2.40m x 1.81m (approx)
7'10" x 5'11" (approx)

Bedroom 1
4.45m x 2.96m (approx)
14'7" x 9'9" (approx)

Bedroom 2
4.45m x 2.98m (approx)
14'7" x 9'9" (approx)

What is Shared Ownership?

Shared Ownership enables you to buy a share in the home via a mortgage or savings and you pay a reduced rent on the part you do not own. The initial percentage that you buy would be between 25% and 75% based on what you can afford. There will also be a service charge of approximately £130 per month.

The table below illustrates the various costs depending on what share you purchase based on a full open market value of £220,000 for a 2-bedroom home. You will also need to pay council tax and utility costs.

Initial share	Purchase price	10% deposit	Monthly rent (including service charge)	Monthly mortgage*	Total monthly payments
25%	£56,250	£5,625	£516.72	£310.88	£827.60
40%	£90,000	£9,000	£439.38	£497.41	£936.79
50%	£112,500	£11,250	£387.81	£621.77	£1,009.58
60%	£135,000	£13,500	£336.25	£746.12	£1,082.37
75%	£168,750	£16,875	£258.91	£932.65	£1,191.55

* Please note that the service charge and monthly mortgage payments are indicative only and are based on a 5.5% interest rate and 25 year term.

Am I eligible?

To qualify for shared ownership you will need to meet the following criteria:

- Annual household income less than £80,000
- Unable to purchase a home suitable for your needs without assistance
- Not a current home owner (or named on the deeds of another property) in the UK or abroad. You may however be an existing shared owner or having to sell your current property, for example due to a relationship breakdown and are unable to afford a suitable home on the open market.
- No outstanding credit issues (ie unsatisfied defaults or County Court Judgements)

Contact

For more information please contact Fine & Country on 01328 854190 or by emailing tina.boxall@fineandcountry.com.

