



Nestled in the charming Village of Alderton, this new build offers a modern and stylish living experience. The house features three well-proportioned bedrooms, providing ample space for relaxation and rest. The single reception room is designed to be both inviting and functional, making it an ideal space for entertaining guests or enjoying quiet evenings at home. The property also includes a contemporary bathroom, ensuring convenience and comfort for all residents.

The new build status of the property means that it benefits from the latest construction standards and energy efficiency, offering peace of mind and lower running costs.

Shared Ownership Information

Shared ownership is a part buy part rent property from Two Rivers Housing. You purchase a share with the help of a mortgage based on affordability and the minimum share being sold.

OMV - £450000

30% Share £135000- The Share you buy is based on your individual affordability
 Rent on remaining share - £721.88pcm (please note the rent element of this payment will increase every April)
 Management Fee - £28.75pcm
 Buildings Insurance - £17.31pcm

How does Shared Ownership work?

If you bought a home on the open market, you would agree a purchase price through an estate agent. Then you would take out a mortgage to cover the total purchase price of the property minus any deposit you might have available. With Shared Ownership, the price of the property is fixed at the open market value, as assessed by a qualified valuer. You borrow just enough to cover the share you are buying. This is referred to as equity share.

The equity share amount will be an amount that you can afford, as set out under government guidelines. The total monthly cost of the rent, plus your mortgage, will be lower than the monthly cost if you bought the property outright with a mortgage.

For legal reasons, while you are only buying a part-share of the property, you will have a leasehold interest. However, you may buy further shares. This is called 'staircasing', and may eventually progress to outright ownership.

Ground Floor

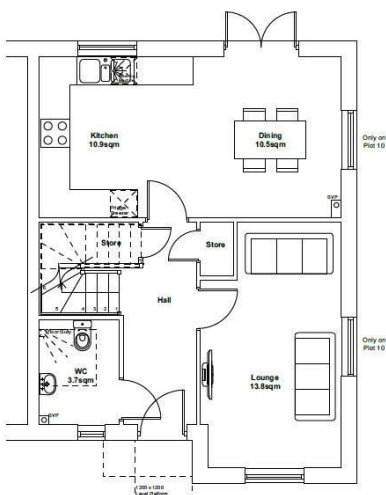
Generous Hallway leading to:
 Lounge - 280 x 518cm
 Kitchen Diner 0 637 x 338cm doors leading to garden. Includes fitted oven, hob and hood.
 W/C - 170 x 222 (space to convert to a shower room)

Fitted flooring throughout

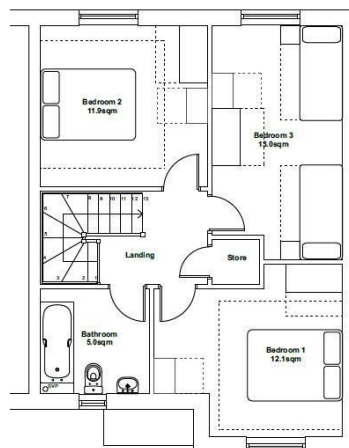
First Floor

Landing leading to:
 Bathroom - 234cm x 213 cm White suite with shower over bath
 Bedroom 1 - 396cm max x 398
 Bedroom 2 - 338cm x 350 cm
 Bedroom 3 - 280cm x 458 cm

Fitted Floor covering throughout



Ground Floor



First Floor

Eco

Air Source Heat Pump Heating
 Solar Panels
 EPC A

External

Allocated parking for 2 cars. Enclosed rear garden with side access

Artists Impressions

All images are used for illustrative purposes only and are representative only. They may not be the same as the actual home you purchase and the specification may differ. Images may be of a slightly different model of home and may include optional upgrades and extras which involve additional cost. Individual features such as windows, brick, carpets, paint and other material colours may vary and also the specification of fittings may vary. Any furnishings and furniture are not included in any sale.

Disclaimer

All measurements are approximate. We have not checked the serviceability of any appliances, fixtures or utilities (i.e. water, electricity, gas) which may be included in the sale. We cannot guarantee building regulations or planning permission has been approved and all prospective purchasers should satisfy themselves on these points prior to entering into a contract. Consumer Protection from Unfair Trading Regulations 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Two Rivers Housing

TwoCan estate agents are advertising this property on behalf of Two Rivers Housing. Two Rivers Housing are the owners of Twocan and the Centigen brand.

Bedroom 2

Bedroom 3

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		92	92
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

