



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

Saxton Mee

# 11 Ullswater Park

## Dronfield Woodhouse

70% Shared ownership

# £160,000

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.

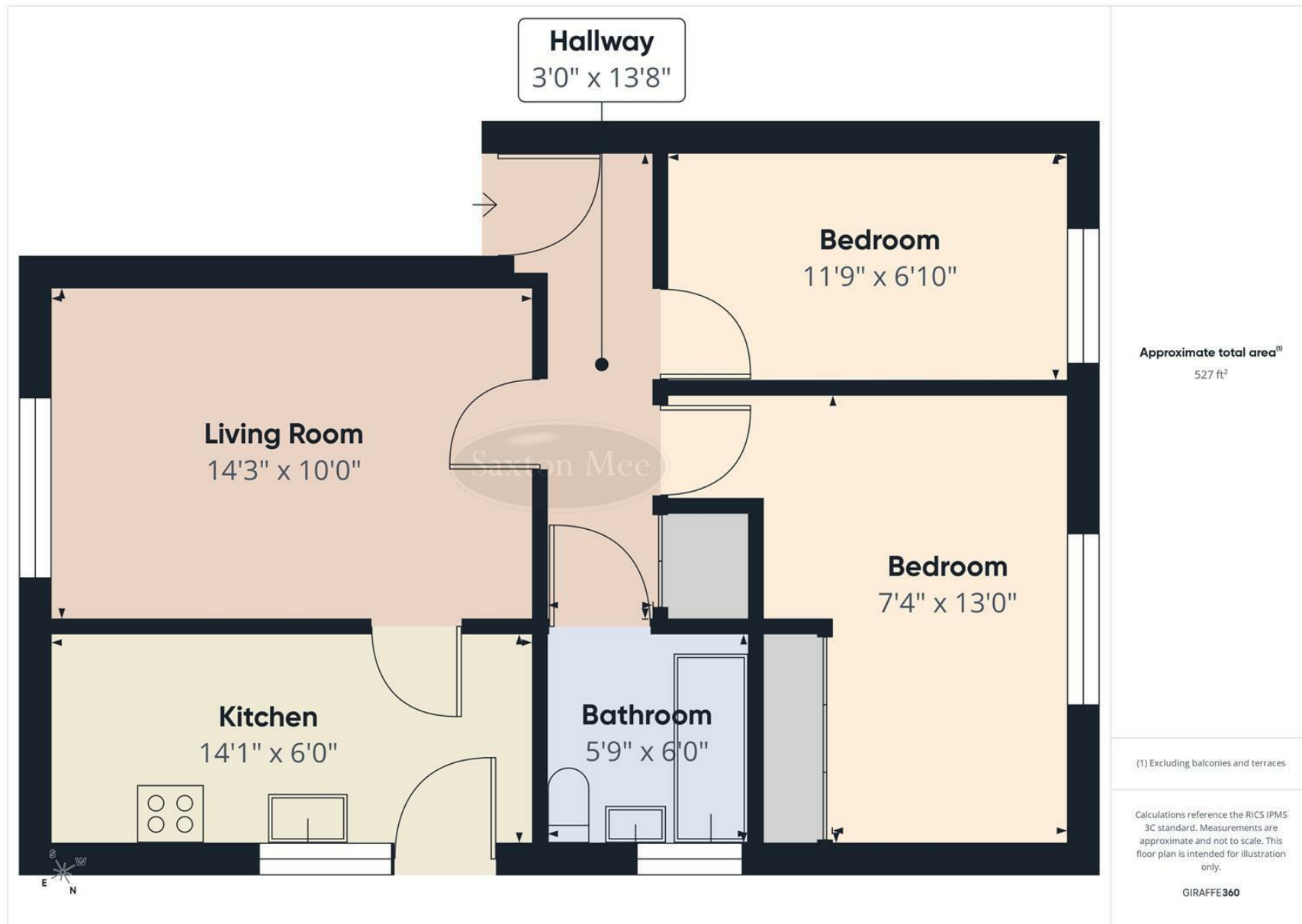
The property forms part of a small purpose built cul-de-sac of similar properties and it is a necessity that certain requirements are met by the purchaser to facilitate the rental of the 30% remainder share with Guinness.

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 £105.45 per month which includes maintenance of the gardens and grounds and buildings 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
- Council tax band
- Leasehold





While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. \*A Life Assurance policy may be requested.\* \*Written Quotations of credit terms available on request.\*

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