

for sale

shared ownership **£100,000** Leasehold



Leicester Road The Dukes Earl Shilton Leicester LE9 7EQ

Coming Soon to The Dukes at Earl's Croft - a stylish collection of Shared Ownership homes. Register Today!



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Property Details

Price Example

Full market value - £245,000

40% share price - £98,000

Rent on unowned share per month - £336.88

Service charges & estate charges - £70.31 per month

How Does Shared Ownership Work

Shared Ownership could make owning your new home more achievable than you think. You purchase an initial share of between 10% and 75% of the property using your deposit and mortgage and pay a subsidised rent on the remaining share.

The remaining share is owned by a housing association, such as Places for People, to whom you pay rent. In the future, you may have the opportunity to purchase additional shares in your home, in some cases up to 100% ownership. This process is known as staircasing. The more of your home you own, the less rent you pay on the remaining share.

With a lower deposit and reduced mortgage requirements, Shared Ownership can help you step onto the property ladder sooner than you might expect.

To find out if you're eligible for Shared Ownership call us for a chat.

Location

Located in the historic market town of Earl Shilton, The Dukes offers the benefits of living in a laid-back market town with good commuter connections to nearby larger towns and cities. You're well served by good road networks, with the M69 providing connections to the M1 into Leicester to the northeast and connecting to the M6 to the southeast into Coventry and Birmingham.

For everyday essentials, Earl Shilton's High Street has everything you need, from cafes and coffee shops, places to eat, convenience stores and a supermarket. And if it's natural outdoor space, you're looking for the surrounding countryside has much to offer with Burbage Common and Woods Country Park and slightly further afield, Fosse Meadows Country Park.

For a day out in a larger city, Leicester is within 10 miles and Coventry under 20 miles, both offering a range of leisure activities, great places to eat, extensive shopping plus a variety of places of interest.

Agent Notes

All CGIs, visualisations, and artist impressions included in this listing are intended for illustrative purposes only. They do not form part of any contract or warranty. Final finishes, dimensions, landscaping, and design details may vary as part of the ongoing development process. Any furniture, décor, or accessories pictured are shown for staging purposes and are not included in the sale.



The Dukes

Plots as drawn: 25, 35, 37, 39, 72, 74, 88, 90
Plots handed: 26, 36, 38, 40, 73, 75, 89, 91

The Curlew 2 bedroom home

70.88 sq.m / 763 sq.ft



DIMENSIONS	m	ft
Kitchen/Living/Dining	7.78m x 4.44m	25'6" x 15'4"

DIMENSIONS	m	ft
Bedroom 1	4.45m x 3.08m	15'3" x 10'1"
Bedroom 2	4.45m x 3.05m	15'3" x 10'0"
Bathroom	2.15m x 2.00m	7'1" x 6'7"



01455 230 523 | placesforpeople.co.uk/the-dukes
The Dukes at Earl's Croft, Leicester Road, Earl Shilton LE9 7ED

Please note: All layouts and floor plans, configurations, maps and information are intended for guidance only and accuracy of this information cannot be relied upon by prospective purchasers who must make their own enquiries to satisfy themselves by inspection or otherwise as to the correct details. The architect's impression is intended as a guide only and that actual finishes may vary. For more details, please speak to your sales advisor.

To view this property please contact Connells on

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88 Castle Street
HINCKLEY LE10 1DD

Property Ref: HIN313843 - 0003

Tenure:Leasehold EPC Rating: Exempt

Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as **Leasehold packs**.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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