Moat Reach, Edlesborough, LU6 2FS
Asking price £156,000

Sears & Co
estate & letting agents

SHARED OWNERSHIP - 40% SHARE

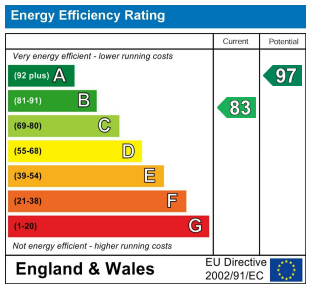
NO UPPER SALES CHAIN! An attractive and well presented two bedroom semi detached home, situated in this delightful position on Moat Reach in the exclusive village of Edlesborough.

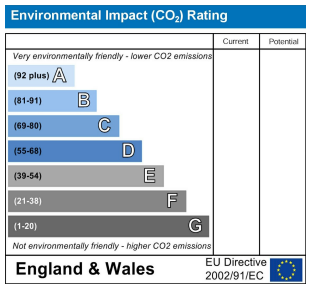
The ground floor layout comprises an entrance hallway, open plan living/dining room, modern kitchen and a w/c. The first floor includes two double bedrooms and a family bathroom.

Externally the property further benefits from two allocated parking spaces and a low maintenance private rear garden. Council tax band C. Contact sole appointed selling agents Sears & Co to arrange a viewing.

Lease & Charges: Full market value - £390,000. Share available - £156,000. Monthly rent - £594.32. Monthly service charge - £21.62. Buildings insurance - £21.62. Remaining lease term - 117 years. This information should be verified with a solicitor prior to any exchange of contracts. Please note: there is an option to purchase the property at its 100% value of £390,000 as a freehold, contact Sears & Co for further information.

Buyer Information: To comply with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a charge of £48 (per person) including VAT for this service (£40 + vat). The same system will also authenticate buyers proof of funding for the proposed purchase.





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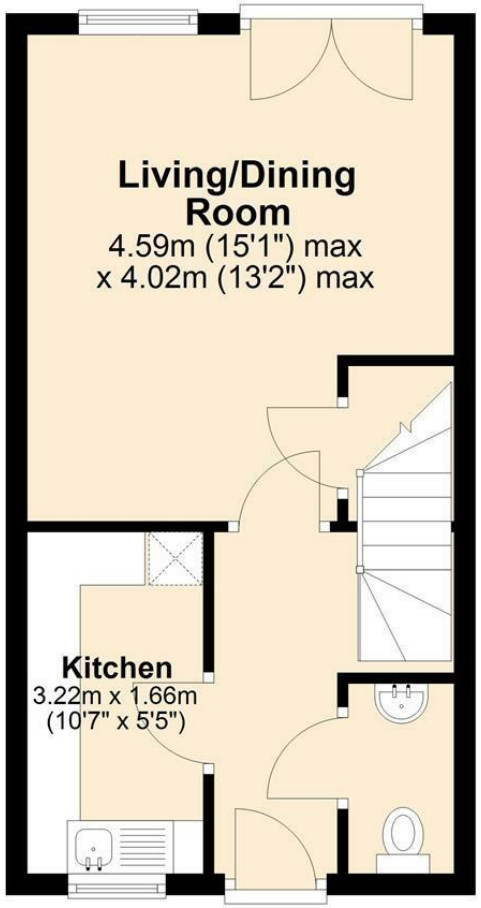
www.searsandco.co.uk call: 01442 254 100

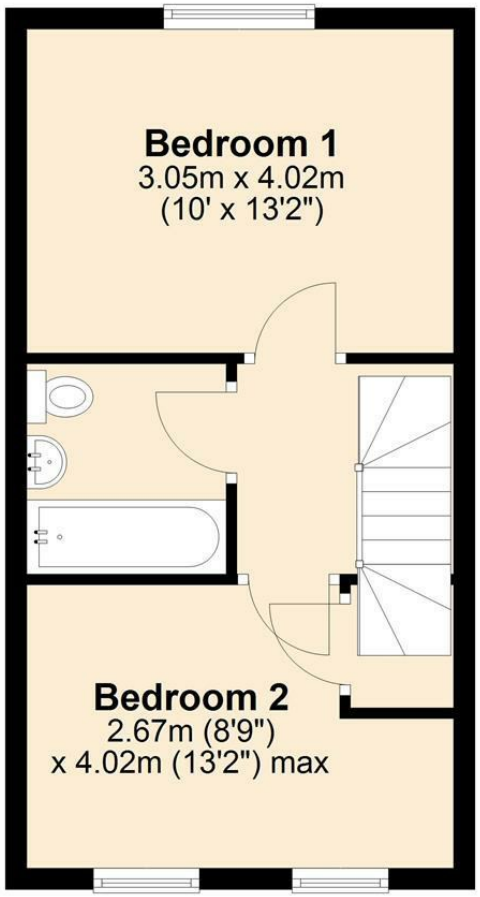
Ground Floor

Approx. 31.8 sq. metres (342.3 sq. feet)



First Floor

Approx. 31.8 sq. metres (342.3 sq. feet)



Total area: approx. 63.6 sq. metres (684.5 sq. feet)

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. All floorplans and photographs contained in this brochure and for illustrative purposes only measurements cannot be guaranteed and should not be relied upon. Photographs may have had blue sky added and/or brightened. For further information see the Property Misdescriptions Act.

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