ARK PROPERTY

1 Bevan Grove, Spalding, PE11 2NR

45% Shared Ownership £80,000

- 45% shared ownership
- Popular location within easy access of town
- Off road parking to front
- Neutral decor throughout
- Perfect for a first time buyer
- Partial garage conversion
- No forward chain
- Register with Ark for all new listings

www.arkpropertycentre.co.uk
info@arkpropertycentre.co.uk

Tel: 01775 766888
6 New Road, Spalding, Lincolnshire PE11 1DQ

Perfect First Step Onto the Property Ladder – No Forward Chain

Offered with no forward chain and available with just a 45% share, this lovely townhouse presents a fantastic opportunity for anyone looking to take their first step onto the property ladder.

Ideally located between the town centre and Springfields, the property is perfectly positioned for easy access to a great range of local amenities, shops and leisure facilities.

Inside, the home offers a modern and practical layout, designed perfectly for contemporary living. The open-plan kitchen and living space creates a bright and sociable heart to the home, while upstairs are two generous double bedrooms.

With its fantastic location, modern layout and affordable shared ownership opportunity, this is a property that is sure to appeal to first-time buyers.

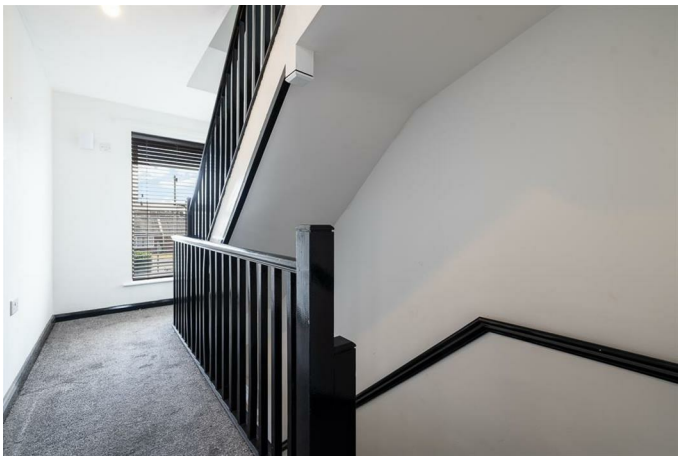
Get your viewing booked today!

Entrance Hall
Entrance door to front. Stairs to first floor landing.

Utility Room

Door to rear. Base units with worktop space over. Boiler. Space and plumbing for washing machine.

First Floor Landing 13'8" x 6'4" (4.19m x 1.95m)



Window to front. Doors to lounge and cloakroom.

Lounge/Dining Room 11'9" x 10'4" (3.59m x 3.16m)

Window to front. Radiator. Opening to kitchen.

Kitchen 6'11" x 10'4" (2.11m x 3.15m)

Window to rear. Matching base and eye level units with work surfaces over. Sink unit with drainer and mixer tap. Gas hob with extractor hood over. Built in oven and grill. Built in fridge/freezer. .

Cloakroom 5'0" x 6'5" (1.54m x 1.96m)

Window to rear. Toilet. Wash hand basin. Tiled splash back. Radiator.

Second Floor Landing

Doors to bedrooms and bathroom.

Bedroom 1 7'9" x 17'1" (max) (2.37m x 5.23m (max))

Two windows to front. Radiator.

Bedroom 2 10'11" x 10'1" (3.35m x 3.08m)

Window to rear. Radiator.

Bathroom 6'1" x 6'7" (1.86m x 2.02m)

Window to rear. Panelled bath with shower over and glass shower screen. Wash hand basin. Toilet. Radiator.

Garage/Storage 8'1" x 9'6" & 10'6" x 9'6" (2.48m x 2.91m & 3.22m x 2.91m)

Up and over door to front. Opening to storage area. Window to rear.

Outside

The front of the property has a block paved driveway leading to the garage/storage. Lawn area.

Pathway leading to front door.
The rear garden is enclosed by timber fencing.
Patio area.

Property Postcode
For location purposes the postcode of this property is: PE11 2NR

Additional Information
PLEASE NOTE:
All photos are property of Ark Property Centre and can not be used without their explicit permission.

Eligibility
You can apply to buy the home if both of the following apply:

- your household income is £80,000 or less
- you cannot afford all of the deposit and mortgage payments to buy a home that meets your needs

One of the following must also be true:

- you're a first-time buyer
- you used to own a home but cannot afford to buy one now
- you're forming a new household - for example, after a relationship breakdown
- you're an existing shared owner, and you want to move
- you own a home and want to move but cannot afford to buy a new home for your needs

If you own a home, you must have completed the sale of the home on or before the date you complete your shared ownership purchase.

As part of your application, your finances and credit history will be assessed to ensure that you can afford and sustain the rental and mortgage payments.

Reservation Fee
£250
You'll need to pay a reservation fee to secure your home. When you pay the fee, no one else will be able to reserve the home.
The reservation fee secures the home for 56 days. If you buy the home, the fee will be taken off the final amount you pay on completion. If you do not buy the home, the fee is not refundable.

Anti-money Laundering (AML) Checks
If you wish to proceed with an offer on this property, we are required under HMRC regulations to carry out anti-money laundering (AML) checks for all prospective buyers and sellers. We take this responsibility seriously and ensure that all checks are conducted securely and in line with current guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on our behalf. Once an offer has been accepted (subject to contract), Coadjute will send you a secure link to complete the biometric identification checks electronically.

Please note that a non-refundable fee of £27 + VAT per person applies for this service, with payment processed directly through Coadjute.

These AML checks must be completed before we are able to issue the memorandum of sale to the solicitors confirming the transaction. If you have any questions regarding this process, please do not hesitate to contact our office.

Verified Material Information
Tenure: Leasehold
Council tax band: A
Charges: Paid to Amplius:
If you buy a 45% share, the share purchase price will be £83,250 and the rent will be £256.25 a month.
Service charge £6.85
Buildings insurance £5.07
Management fee £25.95
Total monthly payment excluding rent £37.87

Property construction: Brick built
Electricity supply: Eon
Solar Panels: No
Other electricity sources: No
Water supply: Anglian Water
Sewerage: Mains
Heating: Gas central heating
Heating features: No
Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.
Mobile coverage: As stated by Ofcom, Indoor - EE is Likely over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and Data. Vodafone is Limited over Voice and Data.
Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Driveway and Single Garage
Building safety issues: No
Restrictions: No
Public right of way: No
Flood risk: Surface water - low. Rivers and the sea - medium. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.
Coastal erosion risk: No
Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.
Accessibility and adaptations: No
Coalfield or mining area: No
Energy Performance rating: B82

Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

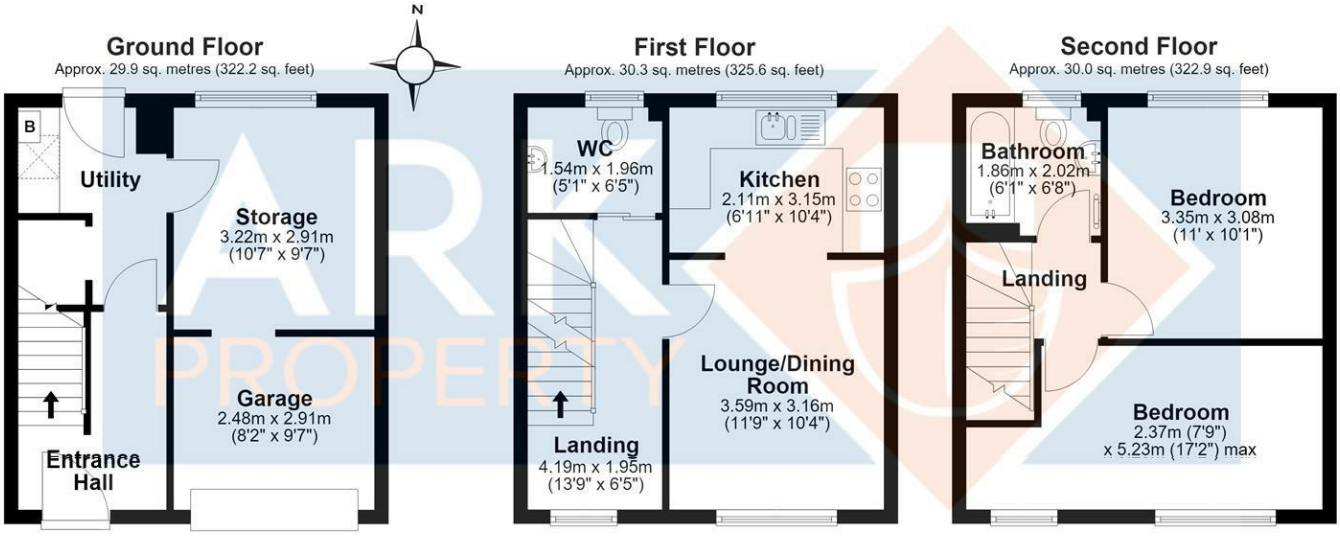
Referral & Fee Disclosure
We can also offer full Financial and Solicitor services.

We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive a referral fee of between £100 and £250. We only work with firms we trust to deliver high-quality advice and good value. You are free to use any solicitor or mortgage advisor you choose, but we hope you find our recommended panel competitive and helpful.

Disclaimer

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

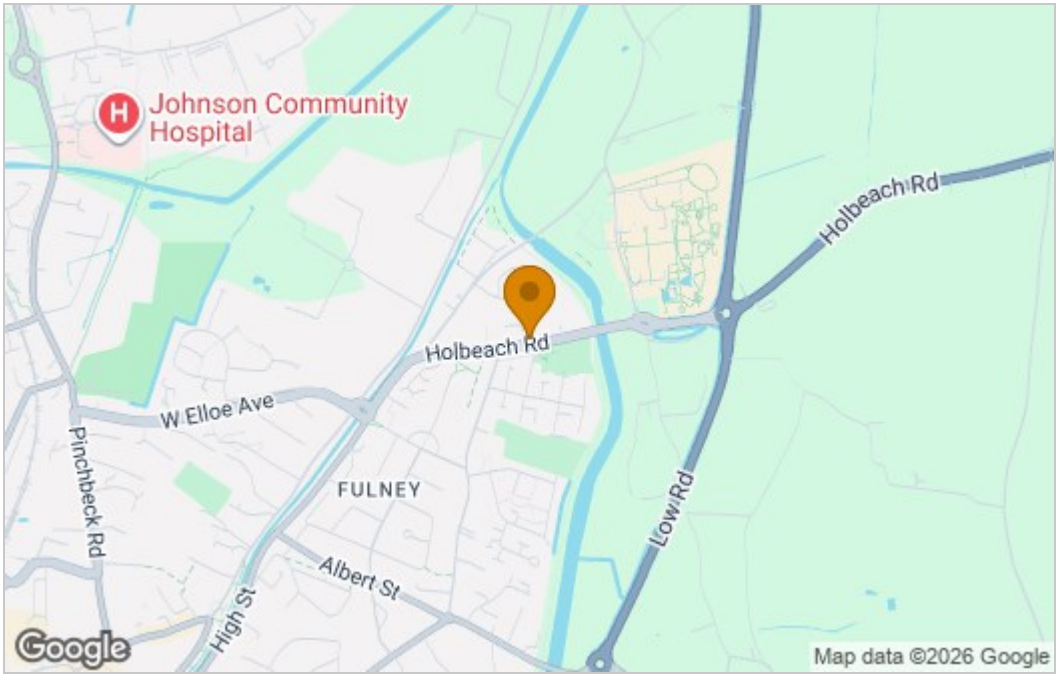
Floor Plan



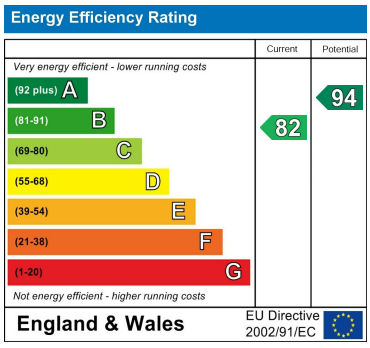
Total area: approx. 90.2 sq. metres (970.7 sq. feet)

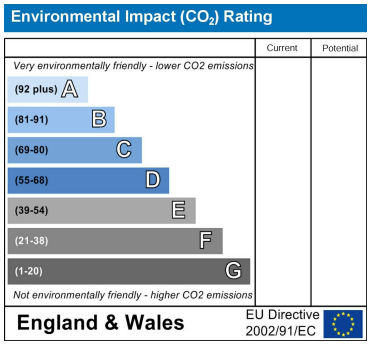
Floor plan created by Matte Black Media.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

6 New Road, Spalding, Lincolnshire, PE11 1DQ
Tel: 01775 766888 Email: info@arkpropertycentre.co.uk https://www.arkpropertycentre.co.uk