



ASHWORTH HOLME
Sales · Lettings · Property Management



12 BRIGHTON GROVE, M33 7EZ
£321,000



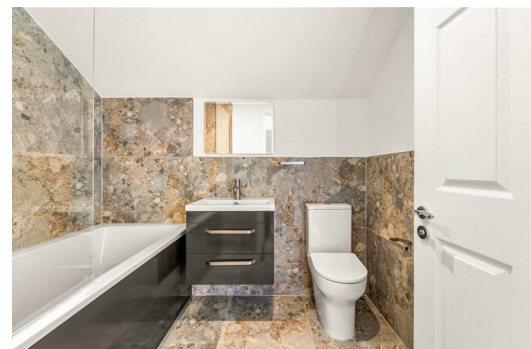
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DESCRIPTION

60% SHARED OWNERSHIP - £321,000 - RENT £490.41 PCM | SHARES AVAILABLE FROM 25% TO 75% | FULL MARKET VALUE £535,000. BRAND NEW THREE BEDROOM MID TERRACE HOMES AT THE COURTS, SALE.**

A fantastic opportunity to purchase one of the remaining mid terrace homes at The Courts, offering flexible shared ownership options in a highly convenient Sale location.

****Understanding the advertised price****

The advertised price represents a 60% share, rather than the full market value of £535,000. Buyers can purchase between 25% and 75%, paying rent to Irwell Valley Homes on the remaining share. The higher the percentage purchased, the lower the monthly rent.

Examples of available options:

25% - £133,750 | Rent £919.53 pcm

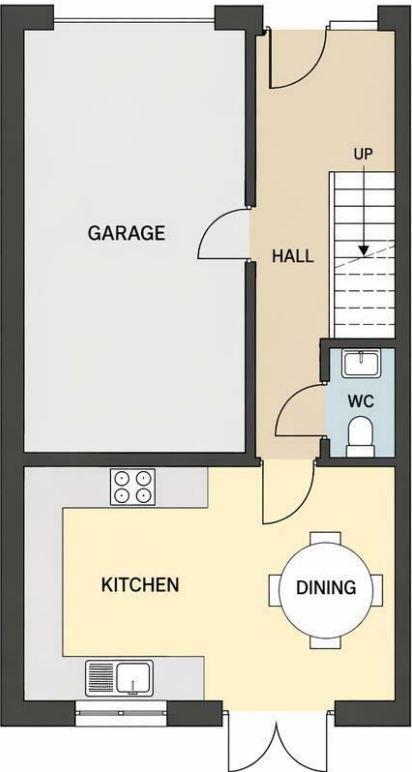
50% - £267,500 | Rent £613.02 pcm

KEY FEATURES

- Brand new three-bedroom mid terrace home
- Advertised price represents a percentage share
- Higher ownership shares mean lower monthly rent
- Buildings insurance of £1,579 per annum
- Approximately 1,367 sq ft with integral garage
- Shared ownership with shares from 25% to 75%
- Full market value of £535,000
- Monthly rent payable on the remaining share
- Annual estate charge of £140.89
- Maximum household income of £90,000 per annum



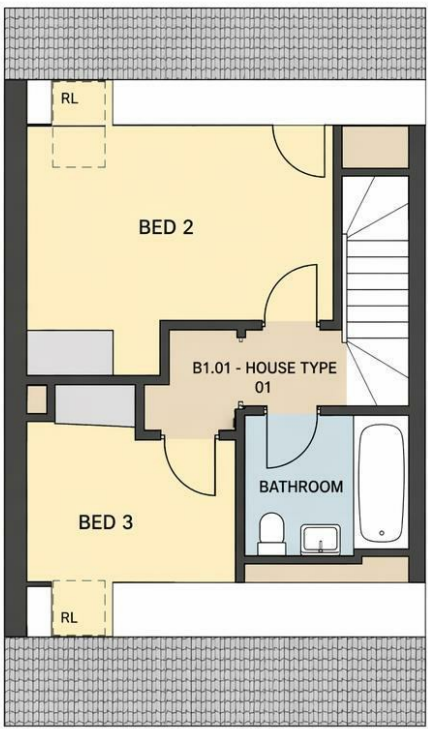




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Total floor area circa 127m2/1367SQFT



ASHWORTH HOLME

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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		

