



Lakeside Way, Totton, SO40 2TD
Southampton

Shared Ownership
£132,500

Property Type: Detached House

Bedrooms: 4 | Bathrooms: 2 | Receptions: 2

- Four Double Bedroom Detached Family Home
- Shared Ownership Opportunity With Flexible Staircasing
- 25% Share Available At £132,500
- Envious Position Overlooking Green Space & Mature Oak Tree
- Spacious Modern Kitchen / Dining Room
- Separate Lounge With Patio Doors To Rear Garden
- Study / Home Office Plus Utility Room & Cloakroom
- Principal Bedroom With En-Suite Shower Room
- Garage, Off Road Parking & Enclosed Rear Garden
- Sought-After Modern Loperwood Development In Totton



Shared Ownership Information

This property is available on a shared ownership basis, offering purchasers the opportunity to buy an initial share of the property while paying rent on the remaining unowned share.

Full Market Value - £530,000

Initial Share Available - 25% Share = £132,500

If you purchase the 25% share, the monthly costs currently are:

- Rent On Unowned Share: £1,100.25 pcm
- Service / Additional Charges Total: £13.97 pcm
- Breakdown Of Additional Monthly Charges
- Estate Charge: £0.60 pcm (for grounds maintenance - this remains payable even if you own 100%)
- Buildings Insurance: £5.69 pcm
- Management Fee: £2.06 pcm (payable to Aster)
- Reserve / Sinking Fund Contribution: £5.62 pcm
- Total Monthly Payment To Landlord (At 25% Ownership) -





This is a fantastic and rarely available shared ownership opportunity, offering buyers the chance to secure a substantial detached family home in a desirable modern location at a more accessible price point, with the flexibility to increase ownership over time.

Please note: This total is in addition to any mortgage repayment, contents insurance, Council Tax, gas, electricity and water charges.

Examples Of Share Purchase Levels & Monthly Rent

As you purchase a larger share, the monthly rent reduces accordingly.

Share Owned / Share Purchase Price / Monthly Rent

25% - £132,500 - £1,100.25

40% - £212,000 - £880.20

50% - £265,000 - £733.50

60% - £318,000 - £586.80

70% - £371,000 - £440.10

75% - £397,500 - £366.75

Further information on eligibility, affordability, staircasing, and monthly costs can be provided upon request.

Lease & Ownership Information

Lease Term Remaining: Approx. 987 Years

Maximum Share You Can Own: Up To 100%

At 100% Ownership: The freehold will transfer to you

This is an excellent long-term benefit, as once staircased to 100% ownership, the property becomes freehold, meaning there is no further rent payable on the unowned share. Certain landlord-related costs would fall away, although the estate charge for grounds maintenance is expected to remain payable.

Eligibility (Summary Guide)

You may be eligible to apply for this shared ownership home if:

Your household income is £80,000 per year or less

You cannot currently afford the deposit and mortgage payments needed to buy a suitable home outright

In addition, one of the following will usually apply:

You are a first-time buyer

You previously owned a home but cannot now afford to buy

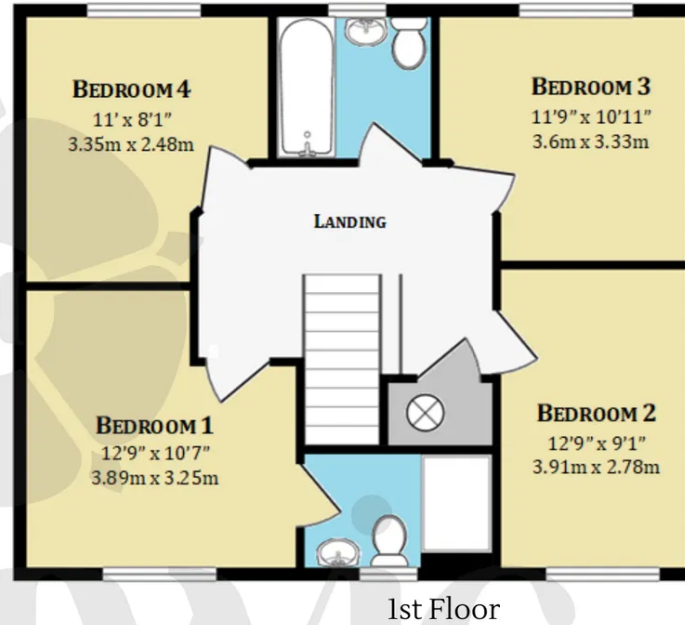
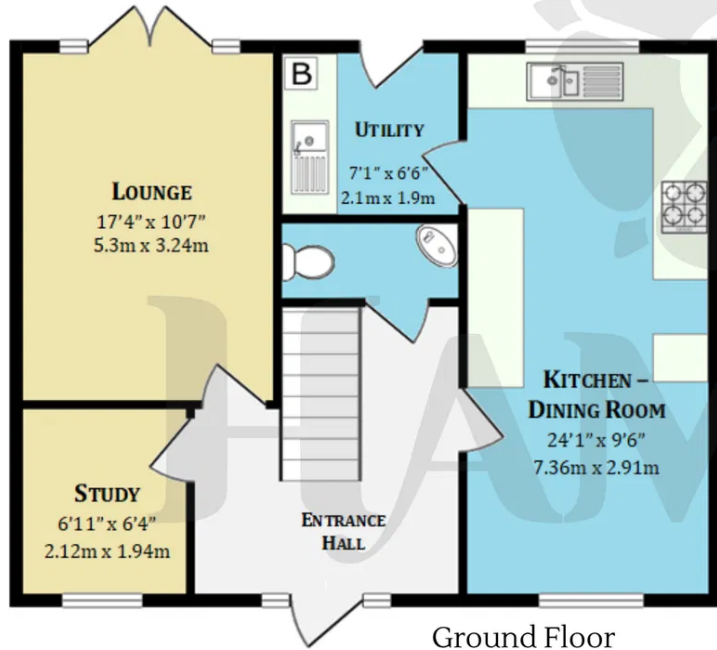
You are forming a new household

You are an existing shared owner looking to move

You currently own a home but need to move and cannot afford to buy outright

If you currently own a property, any sale must normally be completed before finalising the shared ownership purchase.





Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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All measurements are approximate and for guidance only. Floorplans are not to scale and should not be relied upon as exact representations. Fixtures, fittings, and services have not been tested. Purchasers must verify the accuracy of all information and satisfy themselves before proceeding. Hamwic Independent Estate Agents Ltd accepts no liability for errors or omissions.

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