



Lawton Road, Mendlesham, Stowmarket, IP14 5TR

welcome to

Lawton Road, Mendlesham, Stowmarket

30% SHARED OWNERSHIP This detached home offers a kitchen with integrated appliances, sitting/dining room, downstairs cloakroom, bathroom, two double bedrooms and two off road parking spaces.

Accommodation

Entrance Hall

Downstairs Cloakroom

Kitchen

Dining/Sitting Room

First Floor Landing

Bedroom One

Bedroom Two

Bathroom

Agents Note

This listing is for 30% shared ownership but there are other options available.

Eligibility

(i) In respect of the Initial Purchase:

a. each Shared Ownership Unit will, for a period of two (2) weeks, only be available to purchase by individuals who have a Local Connection to Mendlesham;

b. if a sale has not been agreed following two (2) weeks of marketing, the Shared Ownership Unit may also be sold to an individual with a Local Connection to an Adjoining Parish;

c. if, following a further two (2) weeks of marketing (four (4) weeks in total), a sale has not been agreed, the Shared Ownership Unit may also be sold to an individual with a Local Connection to Babergh or Mid Suffolk;

d. if, following a further two (2) weeks of marketing (six (6) weeks in total), the Shared Ownership Unit may be sold without reference to the local connection requirements as detailed sub-clauses a to c inclusive of this clause.

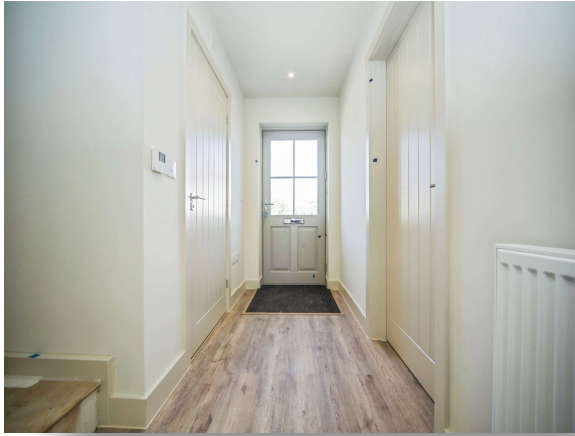
1.11 'Local Connection to an Adjoining Parish' means an individual who has a connection to one or more of the parishes of Wetheringsett-cum-Brockford, Thwaite, Wickham Skeith, Cotton, Gipping, Stowupland, Earl Stonham or Little Stonham as defined in the Local Connection Criteria.

1.12 'Local Connection to Mendlesham' means an individual who has a connection to the Parish of Mendlesham as defined in the Local Connection Criteria

1.13. 'Local Connection Criteria' means the requirements that need to be met by an individual for a local connection, being either (and in no particular order);

- (i) their current primary residence in the Applicable Area and has been resident for at least two (2) of the three (3) years prior to taking up a tenancy, or
- (ii) their Primary residence was previously in the Applicable Area for at least three (3) years, or
- (iii) their Parents or children are currently living in the Applicable Area and have five (5) years' continuous residence, or
- (iv) their current employment is in the Applicable Area.





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welcome to

Lawton Road, Mendlesham, Stowmarket

- *30% SHARED OWNERSHIP*
- Ability To Staircase To 80% Share
- Brand New Detached Home
- Off Road Parking For Two Cars
- Integrated Kitchen

Tenure: Leasehold EPC Rating: B

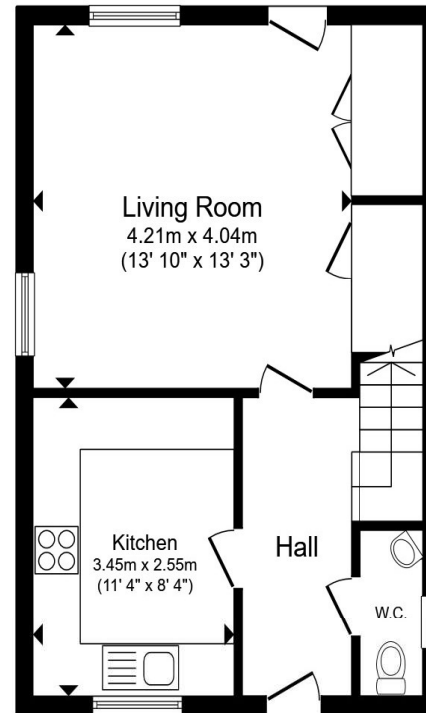
Council Tax Band: C Service Charge: 289.28

Ground Rent: Ask Agent

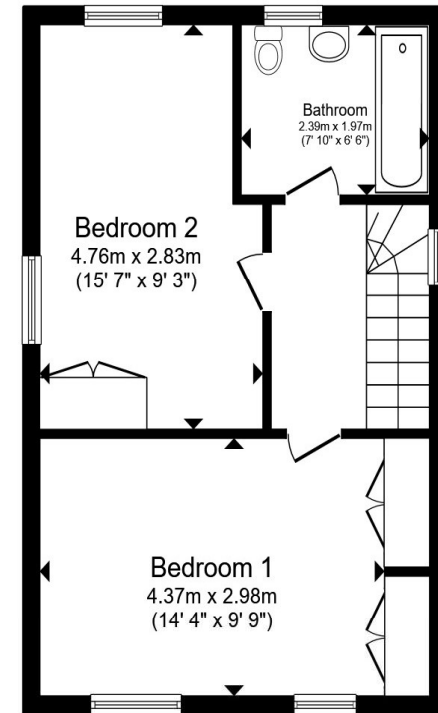
This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

shared ownership

£82,500



Ground Floor



First Floor

Total floor area 76.7 m² (825 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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Property Ref:
SMK105583 - 0004

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


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