



ASHWORTH HOLME
Sales · Lettings · Property Management



16 BRIGHTON GROVE, M33 7EZ
£412,500



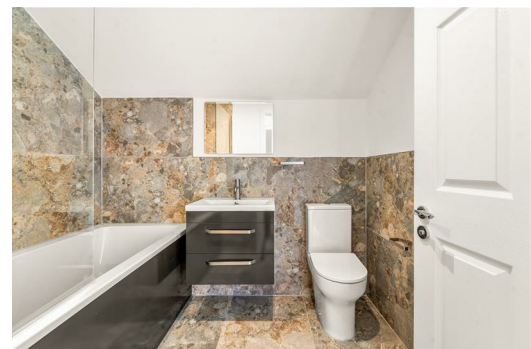
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2



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DESCRIPTION

75% SHARED OWNERSHIP – £412,500 – RENT £315 PCM | SHARES AVAILABLE FROM 25% TO 75% | FULL MARKET VALUE £550,000. BRAND NEW THREE BEDROOM END TERRACE HOMES AT THE COURTS, SALE.

An exciting opportunity to purchase one of the remaining end terrace homes at The Courts, available through shared ownership with flexible purchase options.

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

The advertised price represents a 75% share, rather than the full market value of £550,000. 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:

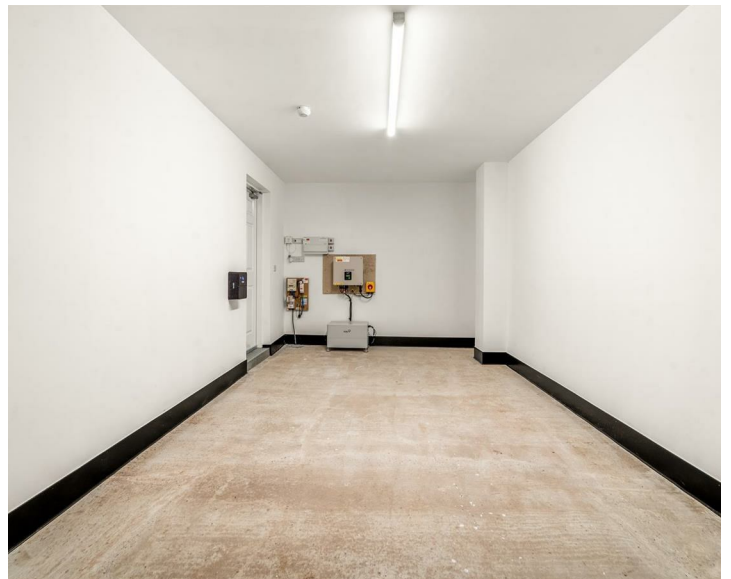
25% – £137,500 | Rent £945 pcm

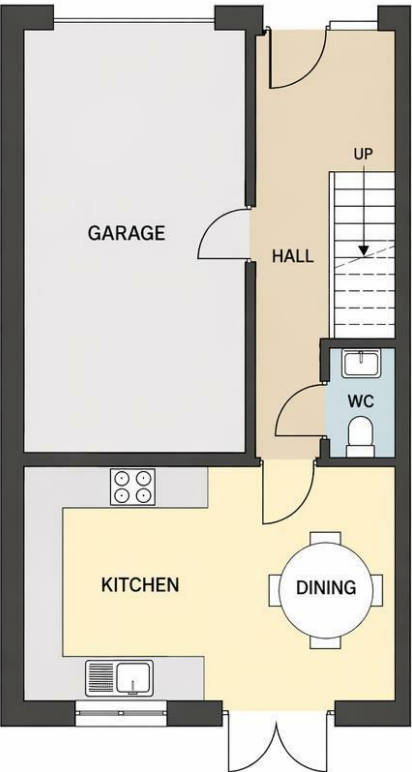
50% – £275,000 | Rent £630 pcm

KEY FEATURES

- Brand new three-bedroom end 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 £550,000
- Monthly rent payable on the remaining share
- Annual estate charge of £140.89
- Maximum household income of £90,000 per annum



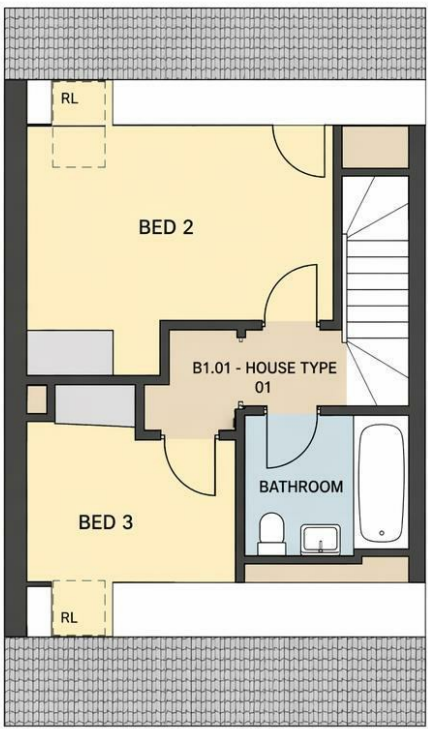




GROUND FLOOR



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		