



Lakeside Way, Old Calmore, SO40 2TD

Totton

Shared Ownership

£170,000

Property Type: Detached House

Bedrooms: 3 | Bathrooms: 2 | Receptions: 2

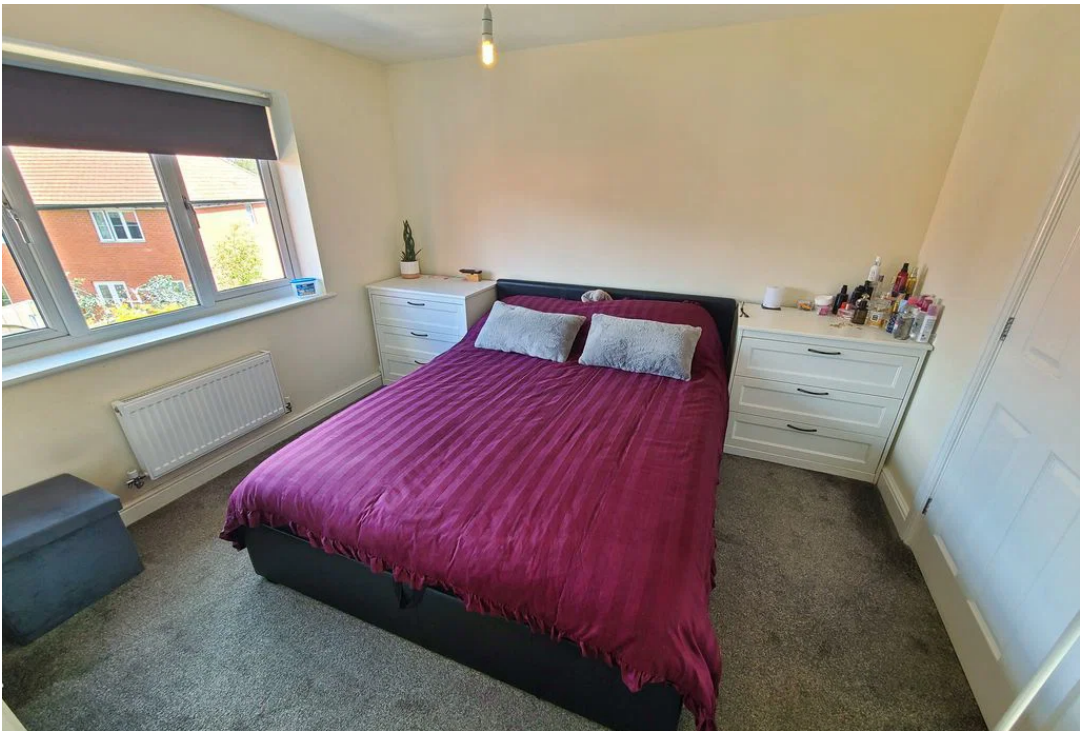
Hamwic Independent Estate Agents are delighted to offer for sale this very well presented three bedroom detached home, available on an attractive shared ownership basis within the highly regarded Loperwood development in Totton. This modern home offers well-balanced accommodation including a dual aspect lounge with patio doors, dual aspect kitchen-dining room, ground floor cloakroom, en-suite to the principal bedroom, modern family bathroom, beautifully landscaped rear garden and off road parking. Available from a minimum 40% share at £170,000 (full market value £425,000), this is a fantastic opportunity for eligible buyers to secure a detached home in a desirable modern location at a more accessible price point.



- Shared Ownership Opportunity From 40% Share
- Three Bedroom Detached Modern Home
- Minimum Share Available At £170,000
- Dual Aspect Lounge With Patio Doors To Garden
- Modern Dual Aspect Kitchen / Dining Room
- Ground Floor Cloakroom
- En-Suite To Principal Bedroom
- Beautifully Landscaped Rear Garden
- Off Road Parking To The Side
- Highly Regarded Loperwood Development

Available on a shared ownership basis, this is an excellent opportunity for eligible buyers to secure a modern detached home in a sought-after development at a more accessible price point, with the flexibility to increase ownership over time.





Shared Ownership Information

This property is available on a shared ownership basis, allowing buyers to purchase an initial share of the home while paying rent on the remaining unowned share.

Full Market Value

£425,000

Minimum Share Available

40% Share = £170,000

If you purchase the minimum 40% share, the monthly charges currently are:

Monthly Rent On Unowned Share: £619.16 pcm

Monthly Service Charge: £13.97 pcm

***Total Monthly Payment To Landlord / Housing Provider
£633.13 pcm***

Please note: This figure does not include mortgage repayments, contents insurance, Council Tax, gas, electricity, water, or any other costs associated with home ownership.

Further information on eligibility, affordability, staircasing options and full shared ownership costs can be provided upon request.

Lease & Ownership Information

Remaining Lease Term: Approx. 986 Years

Maximum Share You Can Own: Up To 100%

If 100% Is Purchased: The leasehold interest falls away on completion

This is an important long-term benefit, as once staircased to 100% ownership, the shared ownership lease structure ends, meaning there is no further rent payable on the unowned share and the leasehold arrangement no longer continues in its current form.

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 required 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

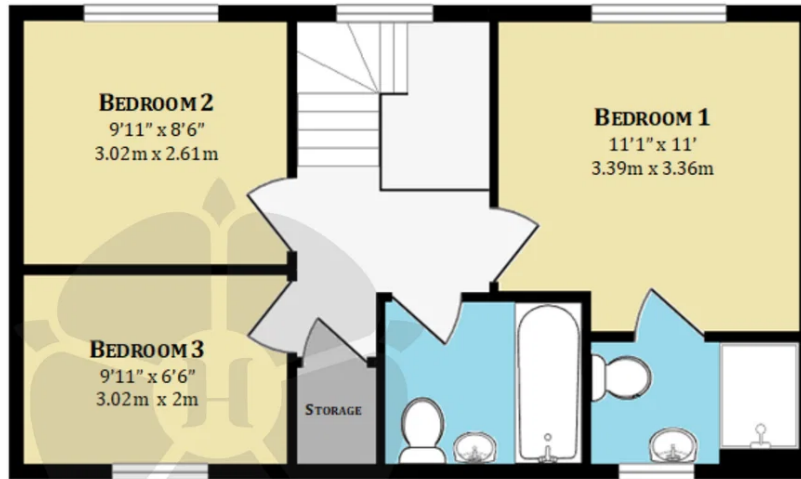
You are an existing shared owner looking to move

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

If you currently own a property, your sale would usually need to complete before finalising a shared ownership purchase.

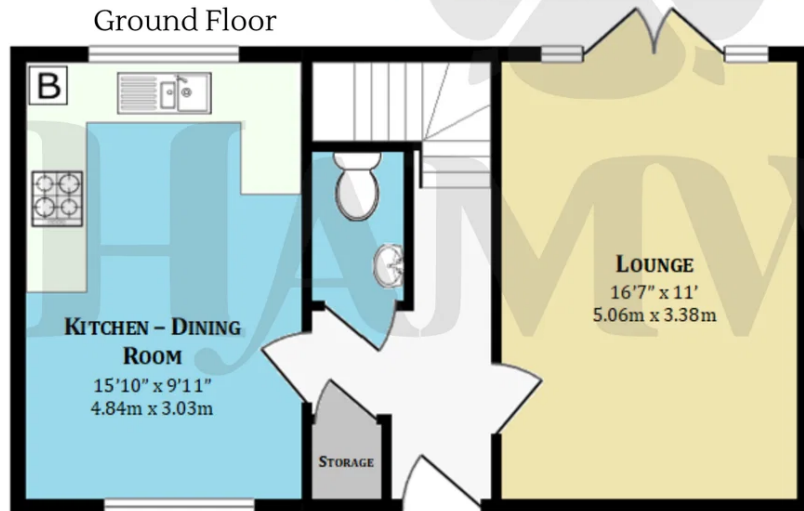
Full eligibility and application guidance can be confirmed by the housing provider.





1st Floor

Ground Floor



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.



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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