



**Greenwood Road, Rackheath Norwich NR13 6GH**

**welcome to**

**Greenwood Road, Rackheath Norwich**

William H Brown are delighted to present this BRAND NEW 2 bedroom SHARED EQUITY home!



### **Entrance Hall**

Door to front aspect and radiator

### **Cloakroom**

This comprises of a mid-level WC, wash hand basin, tiled splashbacks, extractor fan and radiator.

### **Living Room**

16' 4" max x 12' 4" max ( 4.98m max x 3.76m max )

Double glazed window to front aspect, radiator, and both telephone and television points.

### **Kitchen/Diner**

15' 7" x 9' 7" ( 4.75m x 2.92m )

Double glazed window and double glazed door to rear garden, newly installed kitchen with wall units, base units and laminate worktop, storage cupboard. Half bowl stainless steel sink and drainer, integrated oven and gas hob with extractor fan over, radiator.

### **Landing**

Stairs leading from the ground with doors leading to all bedrooms and family bathroom. There is also a storage cupboard and loft access.

### **Bedroom One**

15' 7" max x 10' max ( 4.75m max x 3.05m max )

Two double glazed windows to front aspect, television point and radiator.

### **Bedroom Two**

9' 8" max x 8' 6" max ( 2.95m max x 2.59m max )

Double glazed window to the rear aspect, radiator and a television point.

### **Bathroom**

Double glazed window to rear, comprising of a mid-level WC, wash hand basin, bath with mixer taps with shower over, tiled splashbacks, extractor fan and partly tiled walls.

### **Front Garden**

Landscaped (where applicable) and pathway leading to the front door. Two dedicated parking spaces

### **Rear Garden**

Patio area and side access walkway & gate. The gardens will be turfed.

### **Agents Notes**

Please note the listing price shown of £198,750 is a 75% share (total open market value being £265,000). Purchasers can staircase to 100% ownership after 5 years of ownership (fees may apply).

A holding fee of £500 will be taken at point of acceptance and deducted from the final amount. Should you decide to withdraw after acceptance, administration fees may apply.

Images used are for illustrative purposes only

Please refer to the related Information Document for an in-depth summary of any relevant cost. Information Document will be issued to all anticipated attendees, ahead of the open event.

Buyers are responsible for their own bills.

Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

PLEASE NOTE; VIEWINGS AVAILABLE BY APPOINTMENT ONLY. ALL APPLICATIONS WILL BE SUBJECT TO STRICT FINANCIAL QUALIFICATION CRITERIA & ID CHECKS

#### **Costs**

Estate/ service charge listed are current estimates:

Management Fee (inc. Agent charge) - £13.80 per month (reviewed annually)

Buildings Insurance - £10.36 per month (reviewed annually)

Lease Term: 990 years

Landlord: Saffron Housing Trust



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welcome to

## Greenwood Road, Rackheath Norwich

- BRAND NEW 2 Bedroom Shared Equity Home
- Available to purchase at 75% of open market value!
- Full market value £265,000
- Off Road Parking for two cars
- Modern Kitchen with integrated appliances

Tenure: Leasehold EPC Rating: Exempt

Service Charge: Ask Agent

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.

# £198,750



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NOR143997 - 0005

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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