



**CARVER**  
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The Copenhagen Magna Rise  
East Cowton, DL7 0DX  
**Price £62,500**

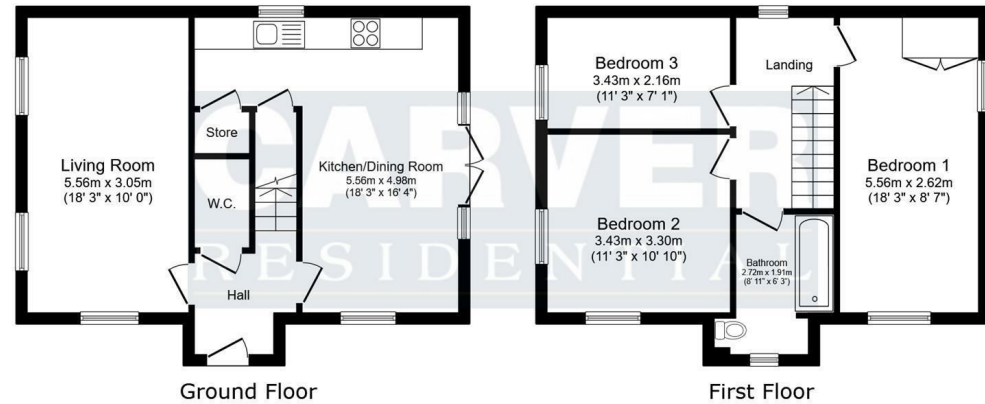
House - Detached  
3 Bedroom/s  
1 Bathroom/s

## LAST REMAINING PLOT!!

Shared Ownership at £62,500 for a 25% share. Rent payable on the remaining 75% share would be £515.63 monthly.

A brand new three bedroomed detached family home situated on a small development within the popular village of East Cowton and available via a shared ownership scheme by Karbon Living. The Copenhagen provides modern living accommodation including an entrance hall, cloakroom/wc, spacious living room, open plan kitchen/dining room fitted with a modern kitchen and French doors to the garden. To the first floor there are three bedrooms and a family bathroom. Externally there is a driveway providing off street parking and an attractive rear garden.

The village is within easy reach of A167, Northallerton, Darlington, Yarm and Richmond. Facilities in the village include a Primary School, All Saints Church, Public House and Village Shop.



Images for illustration purposes only. Room sizes included have been measured from architect's plans and any furniture added is intended to give a general indication of the proposed floor layout only and does not form any part of contract.  
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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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

### GENERAL INFORMATION

Tenure: Leasehold. Lease term 990 years. Service charges to be confirmed

Services: Air source central heating, mains electric, water and drainage

Double glazing

Local Authority: North Yorkshire Band to be confirmed

Reservation fee of £300 which will be deducted at the point deposit is paid to your solicitor.

All photos/drawings are for illustrative purposes only.

### Buyers Identification Check(s)

Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

### Property Size Information

- Brand new three bedroomed detached family home
- Shared Ownership from 10% to 75% available
- Spacious living room
- Open plan kitchen/dining room with French doors to the rear
- Three bedrooms
- Air source central heating and Upvc double glazing
- Off street parking
- Rear Garden
- Popular village location

Energy Efficiency Rating		Current	Potential
This energy efficient, seven-energy grade			
101-110	A	92	92
81-100	B		
61-80	C		
41-60	D		
21-40	E		
1-20	F		
1-20	G		
For energy efficient: <a href="http://carver-residential.com">carver-residential.com</a>			
England & Wales			
EU Directive 2002/91/EC			

Property Size from EPC:  
1011.00 sq ft

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Your home may be repossessed if you do not keep up repayments on your mortgage. There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed

MAB 6202



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