

For sale

Shared Ownership
40% share price £112,000



Cottage Farm, Oadby, Leicester LE2 4RZ

****COMING SOON****

These two-bedroom homes at the popular Cottage Farm development are available to buy via Shared Ownership. Shares available from 40-75% with the option to staircase to 100% in the future.

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Property Details

Cottage Farm is an exciting new collection of two bedroom homes coming soon for sale via Shared Ownership in Oadby.

These homes are brought to the market by Zen Housing and built by Bloor Homes. Shares are available to purchase from 40-75% with the option to staircase to 100% in the future.

Two bedroom homes available:

350 / 351

Homes are currently off plan with no viewings available.

This two-bedroom home comprises a spacious lounge, storage cupboard and an open plan kitchen/ dining area to the ground floor with a downstairs W.C. To the first floor is a master bedroom and storage space, with a further second bedroom. The family bathroom further benefits from storage space. These homes offer a turfed rear garden with two car parking spaces. Each home is integrated with a Utopi smart device, which enables you to get insights from real-time wellbeing and energy consumption data, then take action to improve your living environment and reduce your carbon footprint.

Price example:

Full market value - £280,000

40% share price - £112,000

Rent per month based on a 40% share - £385

Service/ estate charge per month - £62.19 (estimate and TBC, please consult with the sales team)

Minimum deposit required - £5600

Lease term - 990 years

Ground rent - no ground rent payable

Location

Located on the outskirts of Leicester and just 5 miles from the centre, living at Cottage Farm you can enjoy the benefits of a charming town, excellent transport links and good local amenities right on your doorstep.

Oadby is famed for being the home of Leicester Racecourse and is a thriving town offering a wealth of shops, including convenience stores, Sainsbury's and an M&S Foodhall for your weekly shop - all less than a ten-minute drive away. The Parade is home to well-known shopping names, alongside banks, a post office, dentist, doctors' surgeries and much more. Oadby also offers a wonderful choice of places to eat including restaurants, takeaways, pubs and cafés.

Shared Ownership

Shared Ownership is a government scheme that offers you the chance to buy a share of a property from a housing association, a non-profit-making body that provides homes.

Because you only own a part of the property, you can buy it with a smaller deposit and mortgage. A smaller mortgage means smaller repayments but you'll also need to pay:

- Rent on the share of the property you do not yet own
- Monthly service charges

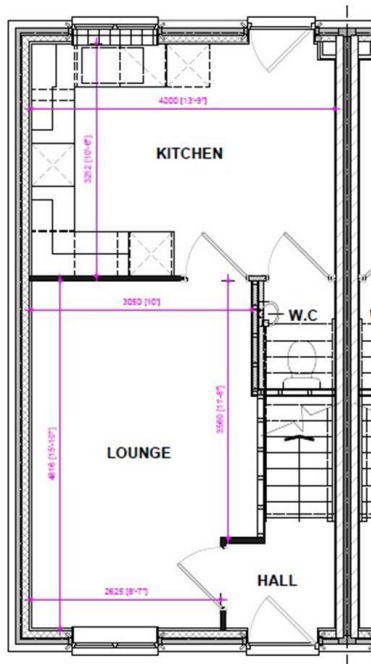
To be eligible for Shared Ownership you need to:

- Be a first-time buyer, an existing shared ownership homeowner, or a former homeowner who can't afford to buy now
- Be over 18 years old
- Have an annual household income of less than £80,000 (£90,000 in London).

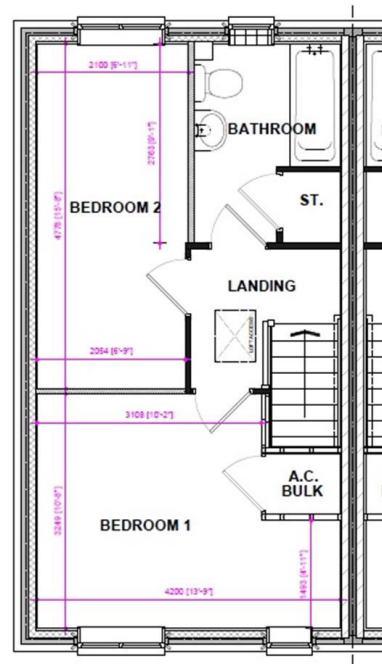
Agents Notes

Please note the photos shown within this listing are used for indicative purposes only and therefore may vary from the final product.





GROUND FLOOR PLAN



FIRST FLOOR PLAN



To view this property please contact Connells on

T 01162 710612
E oadby@connells.co.uk

78B The Parade Oadby
 LEICESTER LE2 5BF

Property Ref: OBY311635 - 0002

Tenure: Leasehold 990 years EPC Rating: TBC

Service Charge: Ask Agent

Ground Rent: No ground rent payable

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.

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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.