

£48,000 Shared Ownership

Iris Rise, Cuddington, Northwich, Cheshire, CW8 2ER



- Guideline Minimum Deposit £4,800
- Two Storey, Semi Detached House
- High Performance Glazing
- Rear Garden
- Guideline Income Dual £18.7k | Single £22.3k
- Approx. 764 Sqft Gross Internal Area
- Bathroom plus Downstairs Cloakroom
- Parking Space + Shared Visitor Parking

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £192,000). This attractive, recently-constructed property is conventional in layout and appears in excellent condition throughout. At the front of the house is a spacious kitchen with sleek white/walnut style units and built-in appliances. There is a ground-floor cloakroom and, at the rear, a reception room which leads out to the garden. Upstairs are two very similar-sized double bedrooms plus the bathroom. Modern insulation standards, gas central heating and high performance glazing make for a very good energy-efficiency rating. The house comes with a driveway parking space and there are additional, shared, spaces for visitors to use. Alternatively, Cuddington Railway Station is within reasonable walking distance and provides services between Chester and Manchester Piccadilly.

Tenure: Leasehold (125 years from 2017).

Minimum Share: 25% (£48,000).

Shared Ownership Rent: £328.03 per month (subject to annual review).

Combined Building Insurance/Admin Fee: £27.74 per month (subject to annual review).

Service Charge: £145.66 for current year.

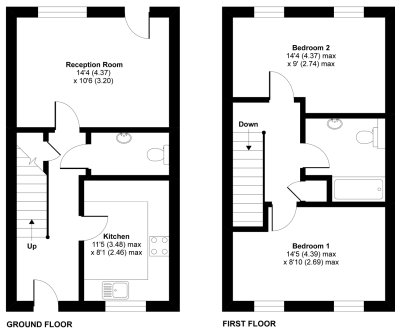
Guideline Minimum Income: Dual £18,700 | Single £22,300 (based on minimum share and 10% deposit).

Council Tax: Band B, Cheshire West and Chester. Priority is given to applicants living and/or working in this local authority.

This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone.

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Approximate Area = 754 sq ft / 70.0 sq m
For identification only - Not to scale

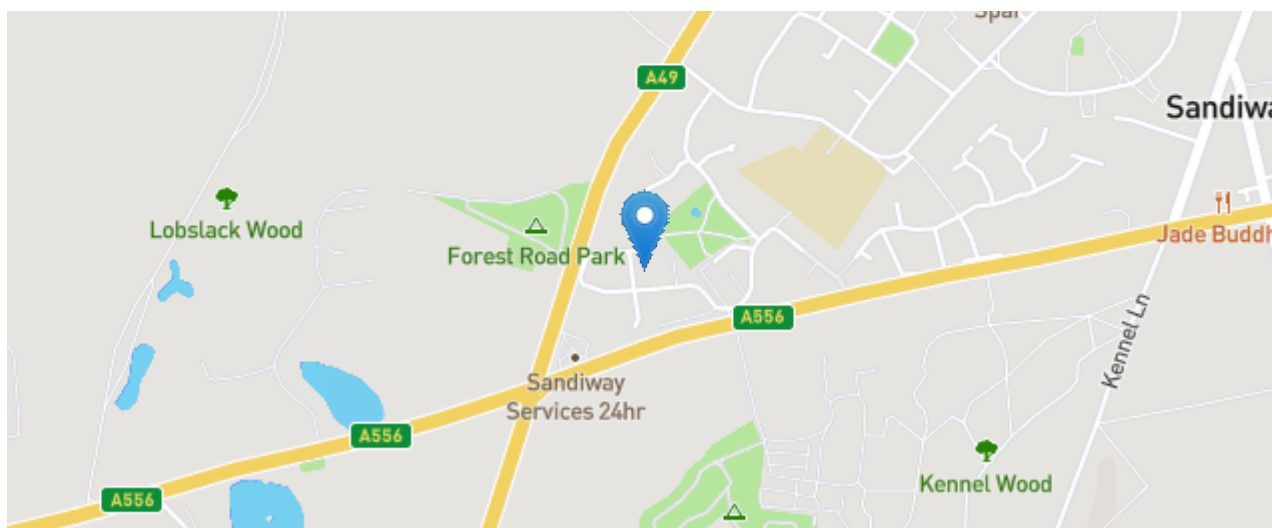
DIMENSIONS



- KITCHEN**
11' 5" max. x 8' 1" max. (3.48m x 2.46m)
- CLOAKROOM**
- RECEPTION ROOM**
14' 4" x 10' 6" (4.37m x 3.20m)
- BEDROOM 1**
14' 5" max. x 8' 10" max. (4.39m x 2.69m)
- BATHROOM**
- BEDROOM 2**
14' 4" max. x 9' max. (4.37m x 2.74m)

Standard Property Information For sale only - does not constitute an offer. Prepared for Urban Moves, 10/11/2021

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 to 100) A			95
(81 to 91) B		83	
(69 to 80) C			
(55 to 68) D			
(39 to 54) E			
(21 to 38) F			
(1 to 20) G			
<i>Not energy efficient - higher running costs</i>			
England, Wales & N.Ireland		EU Directive 2002/91/EC	



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.