

£115,000 Shared Ownership

45-47 South Street, Bishop's Stortford, Hertfordshire, CM23 3AG



- Guideline Minimum Deposit £11,500
- Second Floor
- Open-Plan Kitchen/Reception
- Town Centre Location
- Guideline Income Dual £23k | Single £27.9k
- Approx. 671 Sqft Gross Internal Area
- Double Glazing and Gas Central Heating
- Short Walk from Railway Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 50% share. Full market value £230,000). This two-bedroom flat is in an extremely convenient location, right in the heart of Bishop's Stortford with a range of shops and other amenities nearby and the railway station just a few minutes walk away. The property available is on the second floor and rearward-facing. It has a 20' open-plan kitchen/reception room sleek, handle-less units and built-in oven and microwave. Both bedrooms are comfortable doubles and there is a spacious bathroom and useful hallway storage. Well insulated walls, modern double glazing and gas central heating make for very good energy-efficiency and environmental-impact ratings. There is a car park behind the building however this is shared with neighbouring blocks so a free space cannot be guaranteed.

Tenure: Leasehold (125 years from 2005).

Minimum Share: 50% (£115,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £208.32 per month (subject to annual review).

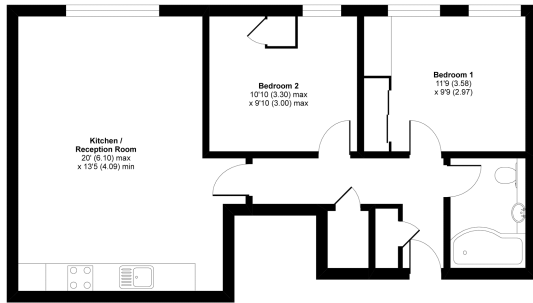
Service Charge: £90.31 per month (subject to annual review).

Guideline Minimum Income: Dual £23,000 | Single £27,900 (based on minimum share and 10% deposit)

Council Tax: Band C, East Hertfordshire District Council. 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. Pets not permitted (except assistance animals).

South Street, Bishop's Stortford, CM23
Approximate Area = 671 sq ft / 62.3 sq m
For identification only - Not to scale



Certified Property Measurement Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential. © Urbanmoves 2021. Produced for Urban Moves. (2021-002001)

DIMENSIONS

- RECEPTION
20' max. x 13' 5" min. (6.10m x 4.09m)
- KITCHEN
included in reception measurement
- BEDROOM 1
11' 9" x 9' 9" (3.58m x 2.97m)
- BEDROOM 2
10' 10" max. x 9' 10" max. (3.30m x 3.00m)
- BATHROOM

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 to 100) A	
(81 to 91) B	87 88
(69 to 80) C	
(55 to 68) D	
(39 to 54) E	
(21 to 38) F	
(1 to 20) G	
Not environmentally friendly - higher CO ₂ emissions	
England, Wales & N.Ireland	
EU Directive 2002/91/EC	

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 to 100) A	
(81 to 91) B	82 83
(69 to 80) C	
(55 to 68) D	
(39 to 54) E	
(21 to 38) F	
(1 to 20) G	
Not energy efficient - higher running costs	
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.