

£107,500 Shared Ownership

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



- Guideline Minimum Deposit £10,750
- Guideline Income Dual £21.6k | Single £26.5k
- Third (Top) Floor
- Approx. 685 Sqft Gross Internal Area
- Permit Parking Available
- Double Glazing and Gas Central Heating
- Town Centre Location
- Short Walk from Railway Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 50% share. Full market value £215,000). A top-floor, two-bedroom flat featuring a good-sized reception room with large, rear (east) facing window and a semi-open-plan kitchen. The bedrooms are similar-sized doubles, there is a spacious bathroom and built-in storage in the entrance hallway. The location is extremely convenient, 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. To the rear is a car park, with permit parking available for one car.

Tenure: Leasehold (125 years from 2005).

Minimum Share: 50% (£107,500). The housing association will expect that you will purchase the largest share affordable.

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

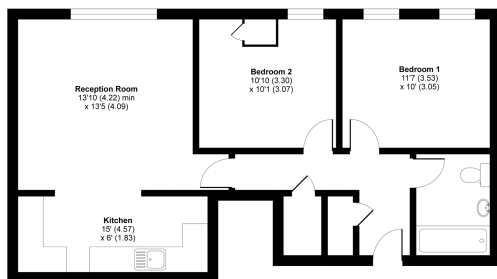
Service Charge: £90.31 per month (subject to annual review).

Guideline Minimum Income: Dual £21,600 | Single £26,500 (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 = 685 sq ft / 63.6 sq m
For identification only - Not to scale



RICS 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. REF: 554568

THIRD FLOOR

DIMENSIONS

- RECEPTION
13' 10" min. x 13' 5" (4.22m x 4.09m)
- KITCHEN
15' x 6' (4.57m x 1.83m)
- BEDROOM 1
11' 7" x 10' (3.53m x 3.05m)
- BEDROOM 2
10' 10" x 10' 1" (3.30m x 3.07m)
- BATHROOM

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D		66
(39 to 54) E	47	
(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

Very energy efficient - lower running costs	Current	Potential
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D		68
(39 to 54) E	54	
(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.