

## £87,500 Shared Ownership

Fallow Avenue, Cottam, Preston, Lancashire, PR4 0DU



- Guideline Minimum Deposit £8,750
- Two Storey, Semi Detached House
- High Performance Glazing
- South Facing Rear Garden
- Guideline Income Dual £TBC | Single £TBC
- Approx. 600 Sqft Gross Internal Area
- Gas Central Heating + Solar Panels
- Parking for Two Cars

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 50% share. Full market value £175,000). This well-presented, semi-detached property has a front reception room and an attractive kitchen that provides access to an under-stairs cloakroom as well as to the south-facing rear garden. On the first floor of the house is a spacious main bedroom plus a second bedroom/home office and a simple, white-tiled bathroom. The energy-efficiency rating is very good, thanks to modern insulation standards, gas central heating, high performance glazing and roof-mounted solar panels. The house comes with parking for two cars and the nearby roads allow easy access to the M55/M6 motorways. Preston city centre and railway station can also be reached via bicycle or local bus.

**Housing Association:** heylo.

**Tenure:** Leasehold (125 years from 2018).

**Minimum Share:** 50% (£87,500).

**Shared Ownership Rent:** £159.12 per month (subject to annual review).

**Combined Insurance and Admin Fee:** £27.51 per month (subject to annual review).

**Service Charge:** £45.00 for the year (subject to annual review).

**Guideline Minimum Income:** Dual £TBC | Single £TBC (based on minimum share and 10% deposit).

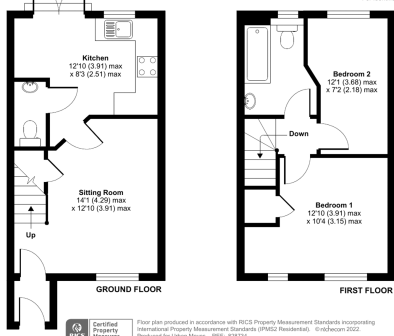
**Council Tax:** Band B, Preston City Council. Priority is given to applicants living and/or working in this local authority.

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.



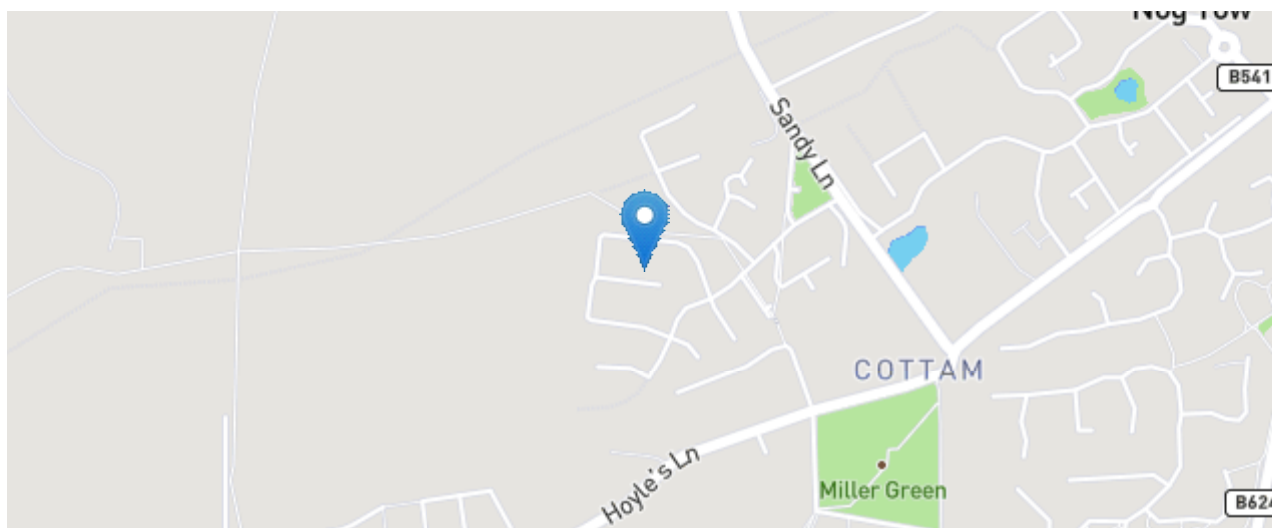
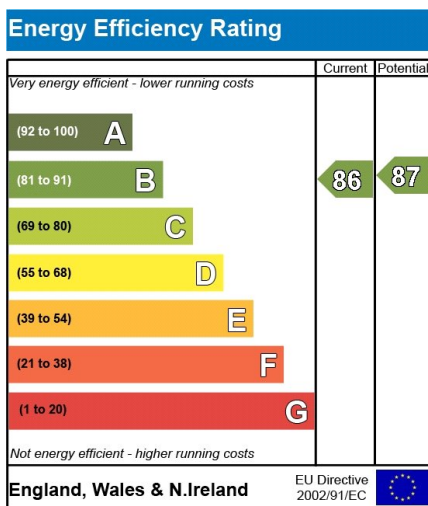
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Approximate Area = 600 sq ft / 55.7 sq m  
For identification only - Not to scale



## DIMENSIONS

- SITTING ROOM  
14' 1" max. x 12' 10" max. (4.29m x 3.91m)
- KITCHEN  
12' 10" max. x 8' 3" (3.91m x 2.51m)
- CLOAKROOM
- BEDROOM 1  
12' 10" max. x 10' 4" max. (3.91m x 3.15m)
- BEDROOM 2  
12' 1" max.. x 7' 2" max.. (3.68m x 2.18m)
- BATHROOM



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.