

## £72,000 Shared Ownership

Brick Kiln Road, Fakenham, Norfolk NR21 8QD



- Guideline Minimum Deposit £7,200
- First Floor
- Open Plan Kitchen/Reception Room
- High Performance Glazing
- Guide Minimum Income £20.5k (Dual) £24.5.k (Single)
- Approx. 712 Sqft Gross Internal Area
- Bathroom plus En-Suite Shower Room
- Parking Space

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £180,000). This attractively-presented flat is on the first floor of a recently-constructed building and has a twenty-foot reception room which overlooks the adjoining field. The spacious, open-plan kitchen receives plenty of natural light thanks to two south-facing windows. There is a main bedroom with fitted wardrobe and en-suite shower room plus a good-sized second double bedroom and a bathroom with limestone style tiles. Well insulated walls, high performance glazing and a modern gas central heating system make for a very good energy-efficiency rating. The flat comes with use of a parking space and Brick Kiln Road is also within comfortable walking distance, or a brief cycle ride, of the town centre.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 2020).

**Minimum Share:** 40% (£72,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £248.11 per month (subject to annual review).

**Service Charge:** £104.17 per month (subject to annual review).

**Ground Rent:** £125.00 for the year.

**Guideline Minimum Income:** Dual - £20,500 | Single - £24,500 (based on minimum share and 10% deposit).

**Council Tax:** Band A, North Norfolk District Council. Priority is given to applicants living and/or working in this local authority.

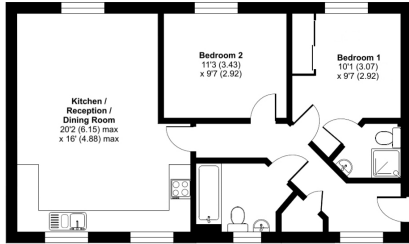
This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are 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).



## Brick Kiln Road, Fakenham, NR21

Approximate Area = 712 sq ft / 66.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © Urbanmoves 2023. Produced for Urban Moves. REF: 964432

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	85	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

## DIMENSIONS

### FIRST FLOOR

#### Entrance Hallway

#### Reception Room

20' 2" max. x 16' 0" max. (6.15m x 4.88m)

#### Kitchen

included in reception measurement

#### Bedroom 1

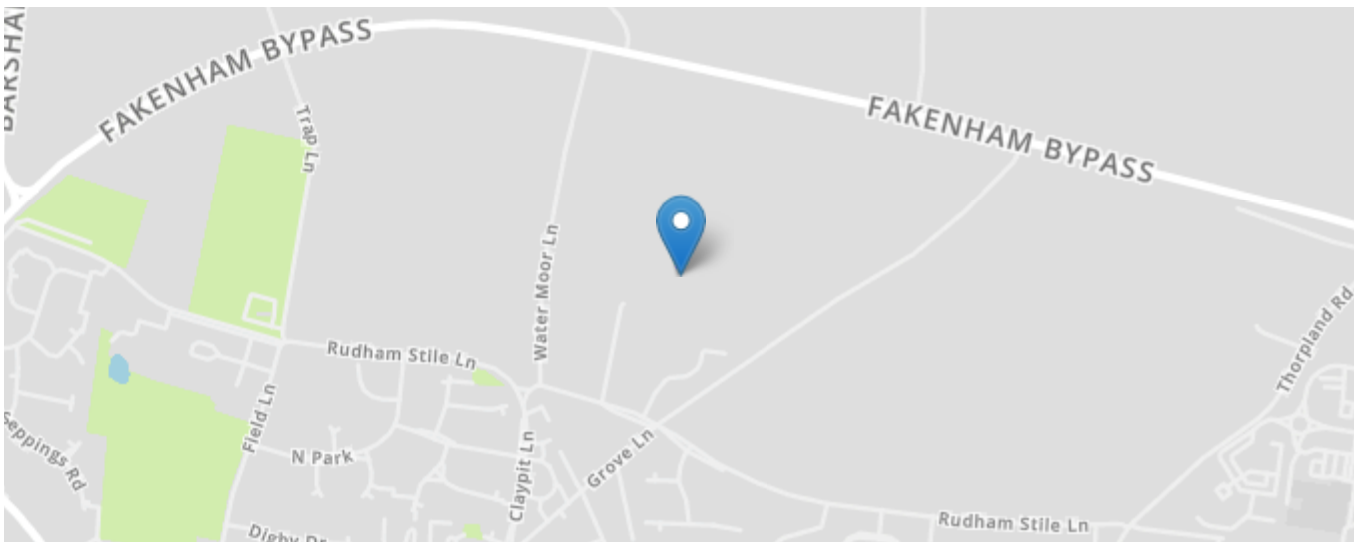
10' 1" x 9' 7" (3.07m x 2.92m)

#### En-Suite Shower Room

#### Bedroom 2

11' 3" x 9' 7" (3.43m x 2.92m)

#### 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.