

£125,000 Shared Ownership

Price Close, Moston, Sandbach, Cheshire CW11 3JY



- Guideline Minimum Deposit £12,500
- Three Storey, Three Bedroom, Mid Terrace House
- High Performance Glazing
- Parking Space
- Guideline Income £30.7k (dual) | £36.9k (single)
- Approx. 1100 Sqft Gross Internal Area
- Bathroom, Shower Room and Cloakroom
- South-West-Facing Rear Garden

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 50% share. Full market value £250,000). A great chance to buy a three-bedroom, shared-ownership family home. This recently-constructed and immaculately-presented property has a spacious kitchen/dining room, a central cloakroom and a rear reception room. Patio doors lead out to a south-west-facing garden. On the first floor is a generously-sized bedroom, a smaller third double bedroom and a simple, modern bathroom. The top floor is devoted to a twenty-two-foot principle bedroom with fitted wardrobe and en-suite shower room. Well insulated walls, roof and floor, high performance glazing and gas central heating all contribute towards a very good energy-efficiency rating. The house comes with a parking space and is within comfortable walking distance or a brief bike ride of Sandbach Railway Station. The town centre is also within easy reach.

Housing Association: Heylo. Heylo Housing requires that all applicants must have permanent rights to reside in the UK.

Tenure: Leasehold (125 years from 2021).

Minimum Share: 50% (£125,000).

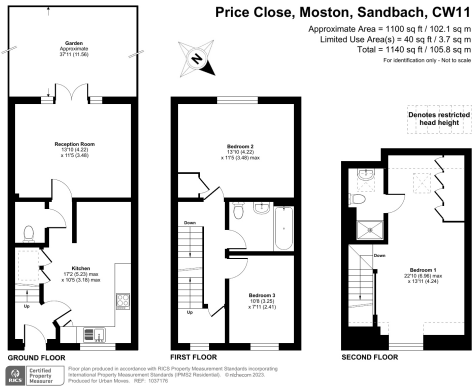
Shared Ownership Rent: £320.97 per month (subject to annual review).

Service Charge: £36.30 per month (subject to annual review).

Guideline Minimum Income: Dual - £30,700 | Single - £36,900 (based on minimum share and 10% deposit).

Council Tax: Band D, Cheshire East 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.



DIMENSIONS

GROUND FLOOR

Kitchen / Dining Room
 17' 2" max. x 10' 5" max. (5.23m x 3.17m)

Cloakroom

Reception Room
 13' 10" x 11' 5" (4.22m x 3.48m)

Garden
 extends approximately 37' 11" (11.56m)

FIRST FLOOR

Bedroom 2
 13' 10" x 11' 5" max. (4.22m x 3.48m)

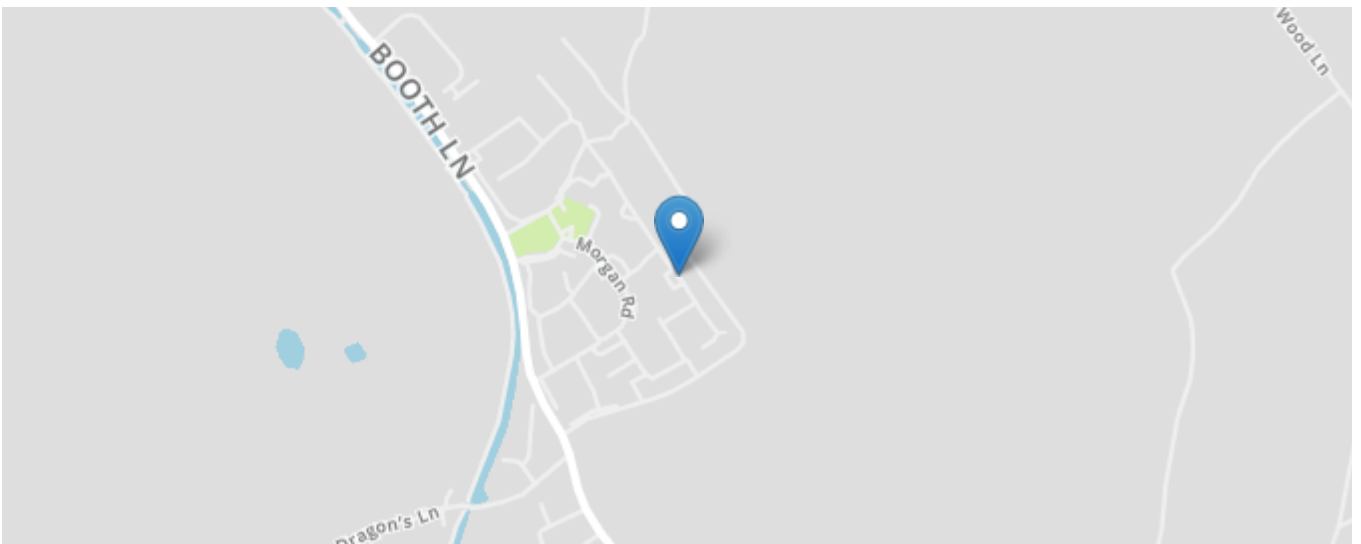
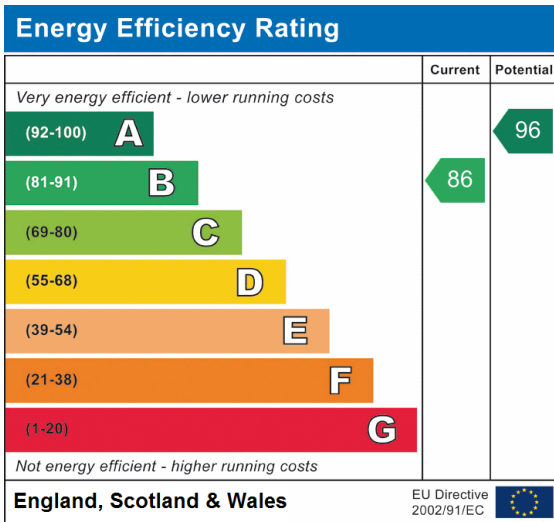
Bathroom

Bedroom 3
 10' 8" x 7' 11" (3.25m x 2.41m)

SECOND FLOOR

Bedroom 1
 22' 10" max. x 13' 11" (6.96m x 4.24m)

En-Suite Shower Room



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.