

£82,500 Shared Ownership

Reaseheath Way, Henhull, Nantwich, Cheshire CW5 6XF



- Guideline Minimum Deposit £8,250
- First Floor
- High Performance Glazing
- Parking Space
- Guideline Income £24.5k dual | £28.4k single
- Approx. 703 Sqft Gross Internal Area
- Bathroom plus En-Suite Shower Room
- Short Walk to Town Centre

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 50% share. Full market value £165,000). This first-floor flat has a spacious, 'L-shaped' reception room with Juliette balcony and open-plan kitchen featuring integrated appliances. There is a large main bedroom with en-suite shower room plus a second comfortable double bedroom, a simple, modern bathroom and a fitted storage/utility cupboard in the entrance hallway. The energy-efficiency rating is very good, thanks to well insulated walls, high performance glazing and gas central heating. The block has a communal cycle store, a parking area which includes a space for this flat, Nantwich's attractive town centre is only a short walk away and the railway station is within easy reach. The three nearest schools (two primaries and a secondary) are all Ofsted-rated 'Good'.

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

Tenure: Leasehold (125 years from 2020).

Minimum Share: 50% (£82,500).

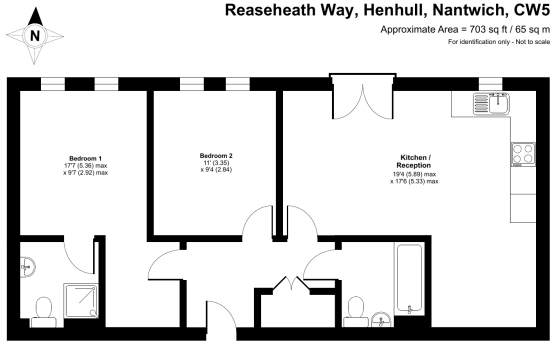
Shared Ownership Rent: £212.38 per month (subject to annual review).

Combined Service Charge and Management Fee: £177.32 per month (subject to annual review).

Guideline Minimum Income: Dual £24,500 | Single £28,400 (based on minimum share and 10% deposit).

Council Tax: Band B, 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.



Approved by the National Measurement Office (NMO) in accordance with the International Property Measurement Standards (IPMS) for Residential (IPMS Residential). Produced for Urban Moves. REF: 975716

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		82	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

DIMENSIONS

FIRST FLOOR

Entrance Hall

Reception

19' 4" max. x 17' 6" max. (5.89m x 5.33m)

Kitchen

included in reception measurement

Bedroom 1

17' 7" max. x 9' 7" max. (5.36m x 2.92m)

En-Suite Shower Room

Bedroom 2

11' 0" x 9' 4" (3.35m x 2.84m)

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.