

Prices from  
**£213,750\***

**Hastoe**  
Group

Shared Ownership Existing Sale  
**7 Lancaster Lane,**  
Saffron Walden, Essex, CB11 3GL



**Three bedroom,  
detached house for sale  
on a shared ownership  
basis at 50% minimum  
share**

- Driveway parking
- Fitted kitchen
- Gas central heating
- Double glazing
- Over bath shower
- Private garden
- Downstairs WC
- Dining room



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

\*This represents a 50% share of the full market value (£427,500), please see the affordability schedule for full details of costs available on our website. Please note all costs in this leaflet are intended as a guide and may differ from the actual cost at the time of sale.

**Full Market Price** £427,500

**Minimum Share** 50%

**Share Value** £213.750

**Monthly Rent** £457.44

**Service Charge PCM** £45.52  
Including buildings insurance

**Total Monthly Charge** £502.96

**Next Rent Increase Due** April 2024



**Kitchen: 2.38m x 3.2m**

**Living room: 5m x 3.59m**

**Dining room: 4.38m x 2.3m**

**Bathroom: 1.99m x 2.17m**

**Bedroom 1: 4.65m x 2.45m**

**Bedroom 2: 4.4m x 2.45m**

**Bedroom 3: 3.78m x 2.23m**

**Garden: 7.97m x 9.22m**

This home is an ideal opportunity to get on to the property ladder with Hastoe. This property is being sold under the shared ownership scheme whereby you purchase a share in the property and pay a reduced rent on the remaining Hastoe equity.

### **Purchaser Requirements**

You must:

- Be eligible for the shared ownership scheme
- Be a first time buyer or not currently named on a mortgage.
- Demonstrate you meet the minimum Income requirements.
- Demonstrate a deposit sufficient to obtain a mortgage for the property.

**Contact Hastoe**

**sales@hastoe.com**

**Apply online at : [www.hastoesales.com](http://www.hastoesales.com)**

These particulars have been produced in good faith. They are a general guide only and do not constitute any part of an offer or contract. Property elevations and specification may vary from plot to plot; individual features such as windows, doors, heating and electrical may have changed from the details shown. Measurements provided are for guidance only and should not be used to select furnishing of fixtures. These particulars should be treated as a general guide only and cannot be relied upon as accurately describing any of the specified matters by an order made under the Property Misdescriptions Act 1991. Prices featured are correct at the time of going to print.