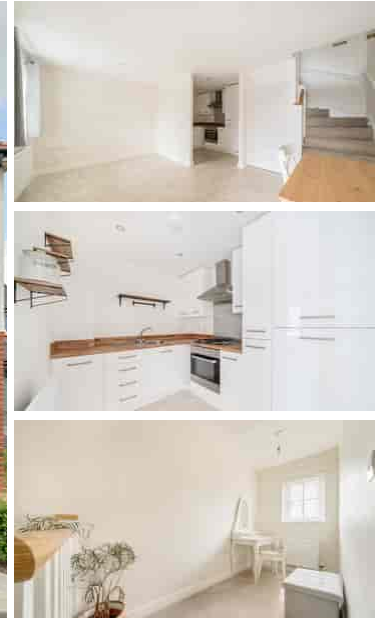


£93,500 Shared Ownership

Beaufort Close, Hartford, Cheshire CW8 1RX



- Guideline Minimum Deposit £9,350
- Two Storey, One Bedroom, Enclosed Terrace House
- High Performance Glazing
- Gas Central Heating
- Guide Min Income - Dual £22.5k Single £24.2k
- Approx. 504 Sqft Gross Internal Area
- Bathroom plus Downstairs Cloakroom
- Parking Space

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 55% share. Full market value £170,000). A rare chance to buy a one-bedroom, shared-ownership house. The attractive, recently-constructed, mid-terrace property has a cloakroom just off the entrance hall with the remainder of the ground floor devoted to a reception room and semi-open-plan kitchen featuring sleek, white units and integrated appliances. Upstairs, the bedroom is spacious, the bathroom simple yet stylish and the naturally-lit upper hallway provides additional space that could serve as a study area as well as access to the loft. Well insulated walls, roof and floor, high performance glazing and a modern gas central heating system make for a very good energy-efficiency rating. The house comes with use of a parking space and Beaufort Close is also within easy walking distance of Hartford Railway Station.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 2019).

Minimum Share: 55% (£93,500). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £181.08 per month (subject to annual review).

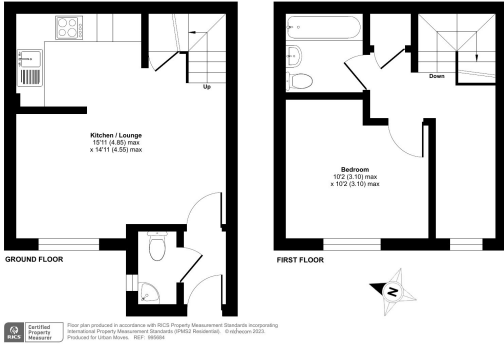
Service Charge: £39.11 per month (subject to annual review).

Guideline Minimum Income: Dual - £22,500 | Single - £24,200 (based on minimum share and 10% deposit).

Council Tax: Band B, Cheshire West and Chester 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.

Beaufort Close, Hartford, Northwich, CW8
Approximate Area = 504 sq ft / 46.8 sq m
For identification only - Not to scale



Approved
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential - Groundplan 2023. Produced for Urban Moves. REF: 869004

DIMENSIONS

GROUND FLOOR

Entrance Hall

Cloakroom

Reception

15' 11" max. x 14' 11" max. (4.85m x 4.55m)

Kitchen

included in reception measurement

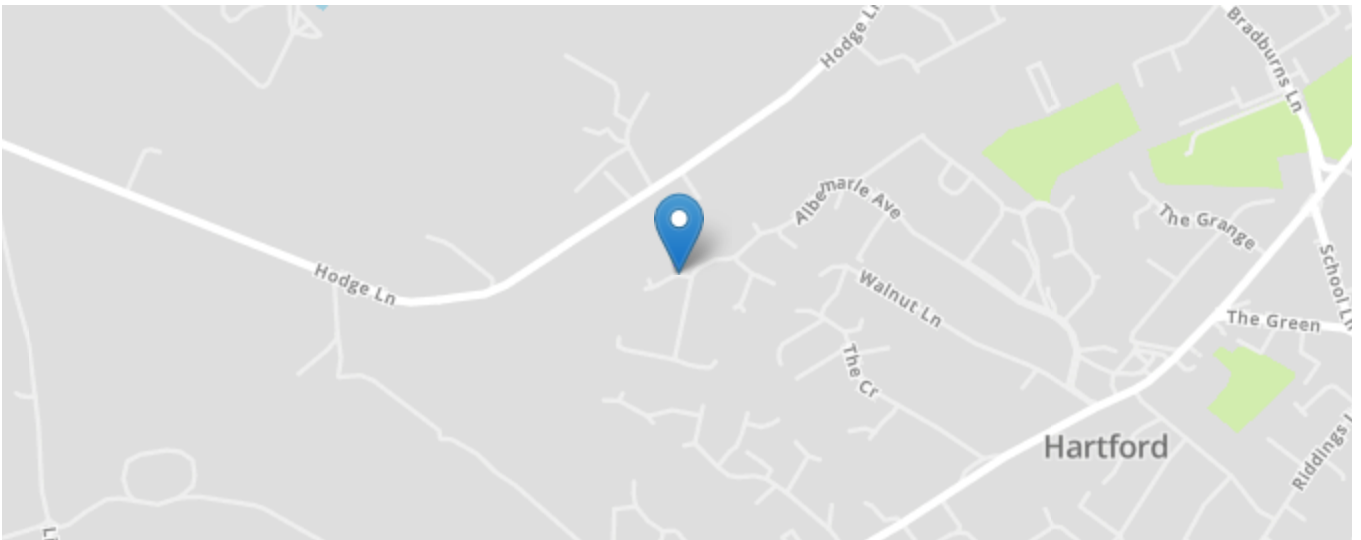
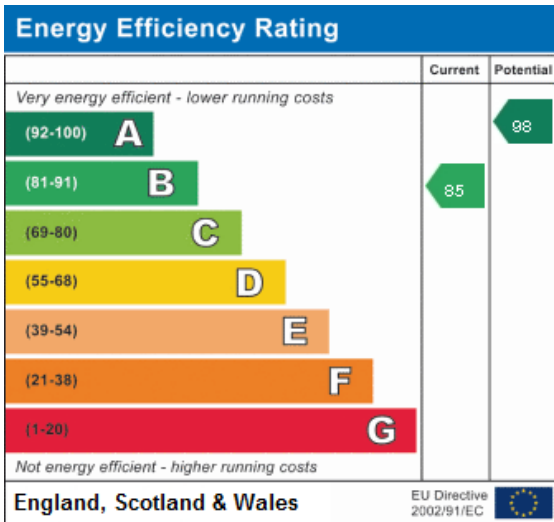
FIRST FLOOR

Landing

Bedroom

10' 2" max. x 10' 2" max. (3.10m x 3.10m)

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.