

£77,500 Shared Ownership

The Courtyard, Circus Street, Brighton, East Sussex BN2 9AL



- Guideline Minimum Deposit £7,750
- Approx. 597 Sqft Gross Internal Area
- Communal Heating and Hot Water System
- City Centre/Station/Beach Easily Accessible
- First Floor with Balcony
- High Performance Glazing
- Quiet, Courtyard-Facing Aspect
- Guide Min Income - Dual £49.3k Single £54.6k

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £310,000). This generously-sized and smartly-presented apartment is on the first floor and appears in excellent condition throughout. The property has a spacious reception room with attractive flooring and a semi-open-plan kitchen featuring sleek, handle-less units and integrated appliances. A sliding door leads out onto good-sized balcony with quiet, courtyard-facing aspect. There is an additional Juliette balcony in the bedroom, some useful built-in storage in the entrance hallway and a simple yet stylish bathroom. The energy-efficiency rating is very good, thanks to well insulated walls, high performance glazing and underfloor heating supplied from a communal hot water system. Victoria and Valley Gardens are just minutes away and the city centre, railway station and beach are all easily accessible.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 2019).

Minimum Share: 25% (£77,500). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £694.49 per month (subject to annual review).

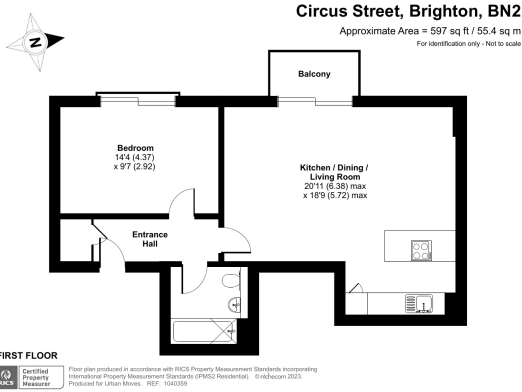
Service Charge: £366.14 per month (subject to annual review).

Ground Rent: £150.00 for the year.

Guideline Minimum Income: Dual - £49,300 | Single - £54,600 (based on minimum share and 10% deposit).

Council Tax: Band B, Brighton & Hove City 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). There is no parking space offered with this property however the vendors inform us that on-street parking is available.



DIMENSIONS

FIRST FLOOR

Entrance Hall

Bedroom

14' 4" x 9' 7" (4.37m x 2.92m)

Bathroom

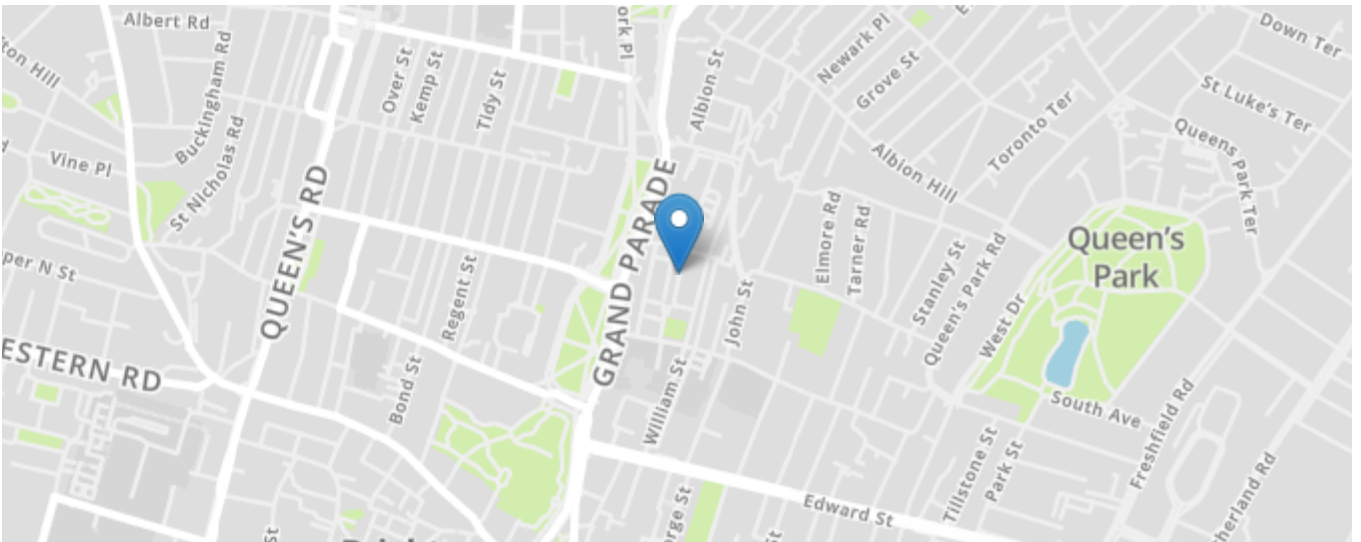
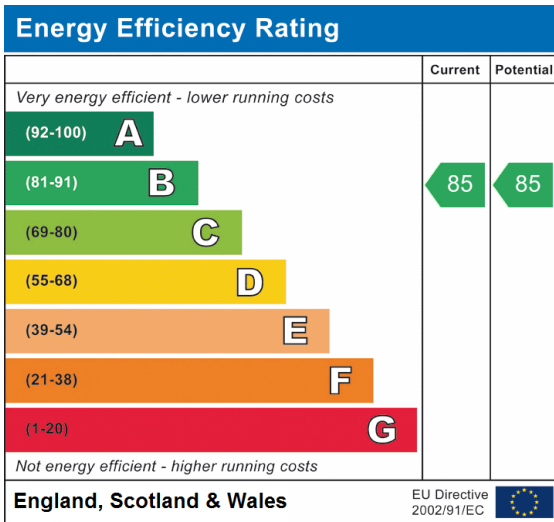
Reception

20' 11" max. x 18' 9" max. (6.38m x 5.71m)

Balcony

Kitchen

included in reception measurement



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.