

£92,500 Shared Ownership

Ernest Tyrer Avenue, Stoke-on-Trent, Staffordshire ST1 5FB



- Guideline Minimum Deposit £9,250
- Two Storey, Three Bedroom, End of Terrace House
- High Performance Glazing
- Rear Garden
- Guide Min Income - Dual £25.2k Single £28.3k
- Approx. 824 Sqft Gross Internal Area
- Bathroom, Shower Room and Cloakroom
- Driveway Parking

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 50% share. Full market value £185,000). A great chance to buy a shared-ownership family home. The recently-constructed property has a cloakroom just off the entrance hallway and a reception room which leads through to a spacious kitchen/dining room featuring sleek, white units, integrated appliances and large-format, marble-style floor tiles. Patio doors open onto a south/south-east-facing rear garden. Upstairs, on the first floor, there is a main bedroom with en-suite shower room plus a second comfortable double bedroom, a smaller third bedroom and a naturally-lit bathroom. 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 parking for two cars and Stoke city centre is only short drive away. Nearby Central Forest Park offers attractive, outside space to enjoy and there is a wide range of shops 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 2020).

Minimum Share: 50% (£92,500).

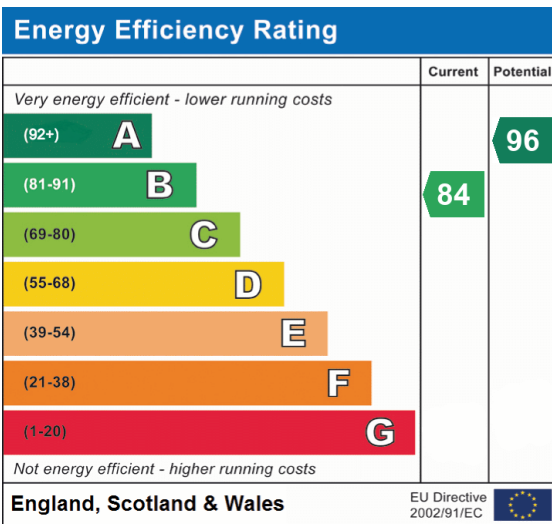
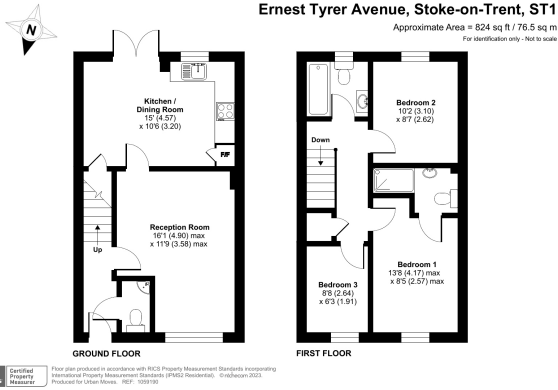
Shared Ownership Rent: £290.00 per month (subject to annual review).

Combined Building Insurance, Estate Charge and Management Fee: £38.24 per month (subject to annual review).

Guideline Minimum Income: Dual - £25,200 | Single - £28,300 (based on minimum share and 10% deposit).

Council Tax: Band C, Stoke-on-Trent 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.



DIMENSIONS

GROUND FLOOR

Entrance Hallway

Cloakroom

Reception Room

16' 1" max. x 11' 9" max. (4.90m x 3.58m)

Kitchen / Dining Room

15' 0" x 10' 6" (4.57m x 3.20m)

FIRST FLOOR

Bedroom 1

13' 8" max. x 8' 5" max. (4.17m x 2.57m)

En-Suite Shower Room

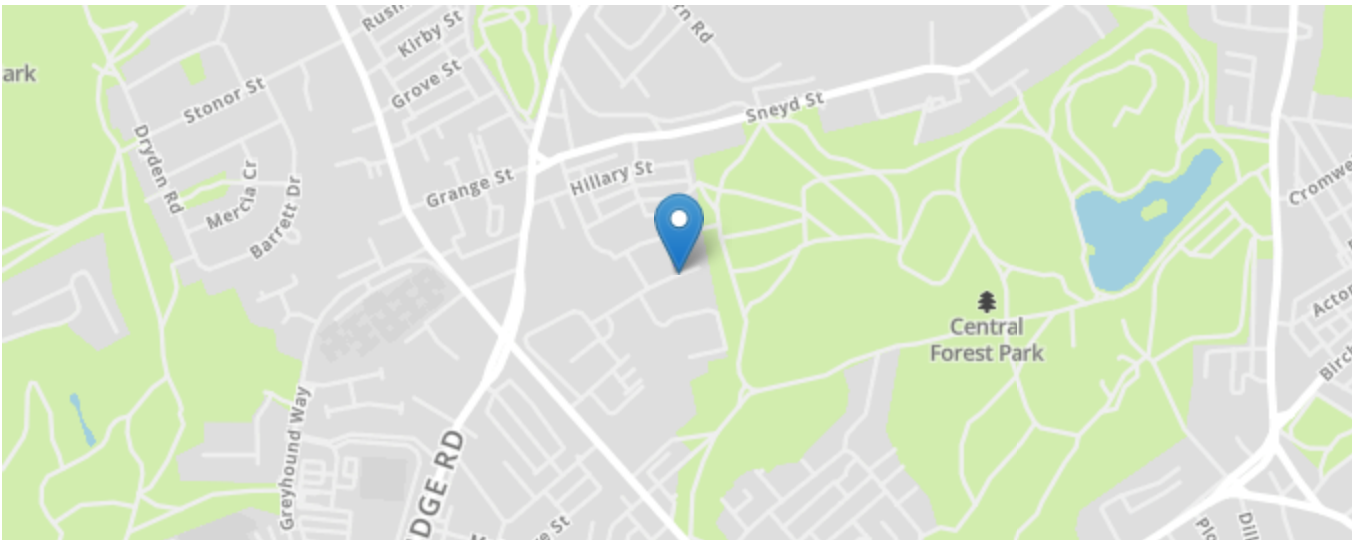
Bedroom 2

10' 2" x 8' 7" (3.10m x 2.62m)

Bedroom 3

8' 8" x 6' 3" (2.64m x 1.91m)

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.