

## £222,000 Shared Ownership

Autumn Drive, Warwick CV34 8BE



- Guideline Minimum Deposit £22,200
- Two Storey, Semi Detached House
- High Performance Glazing
- Rear Garden
- Guide Min Income - Dual £56.7k Single £65.2k
- Approx. 930 Sqft Gross Internal Area
- Bathroom, Shower Room and Cloakroom
- Driveway Parking

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 60% share. Full market value £370,000). This semi-detached house is part of a recently constructed development. The property has a cloakroom just off the entrance hall with the remainder of the ground floor devoted to a full-length (twenty-seven-foot) kitchen/reception room. Features include pale grey units, integrated appliances, an open staircase and patio doors that lead out to the garden. On the first floor is a spacious main bedroom with naturally-lit, en-suite shower room plus a second double bedroom, a family bathroom and an additional room which could serve as an office or third bedroom (with the fitting of a door). Well insulated walls, floor and roof, high performance glazing and a modern gas central heating system all contribute towards a very good energy-efficiency rating. A driveway provides space for off-street parking and the railway stations and town centres of Warwick and Leamington Spa can also be reached via brief bike ride. Leamington Shopping Park is close by and there are a number of highly-rated schools in the local area.

**Housing Association:** Heylo. Heylo Housing requires that all applicants must have a permanent right to reside in the UK.

**Tenure:** Leasehold (999 years less 6 days from 30/09/2022).

**Minimum Share:** 60% (£222,000).

**Shared Ownership Rent:** £408.30 per month (this figure is from April 2024 and subject to annual review).

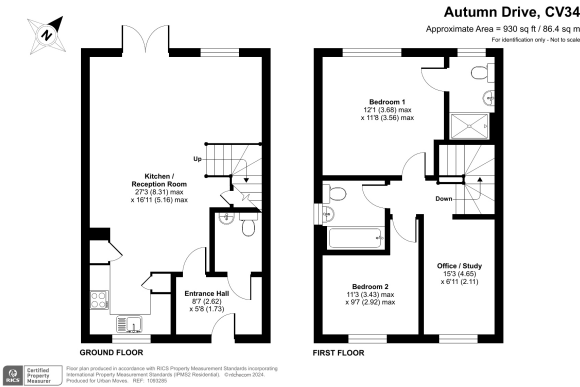
**Building Insurance + Lease Management Fee:** £40.06 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £56,700 | Single - £65,200 (based on minimum share and 10% deposit).

**Council Tax:** Band D, Warwick District 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 Hall**  
8' 7" x 5' 8" (2.62m x 1.73m)

**Cloakroom**

**Reception**  
27' 3" max. x 16' 11" max. (8.31m x 5.16m)

**Kitchen**  
included in reception measurement

### FIRST FLOOR

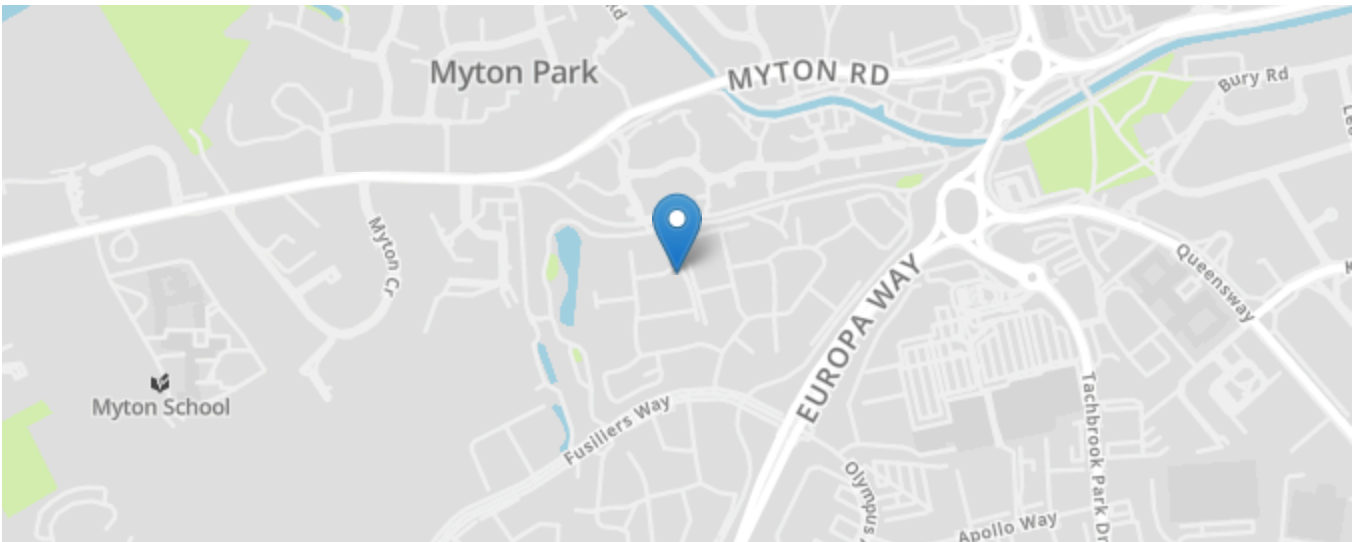
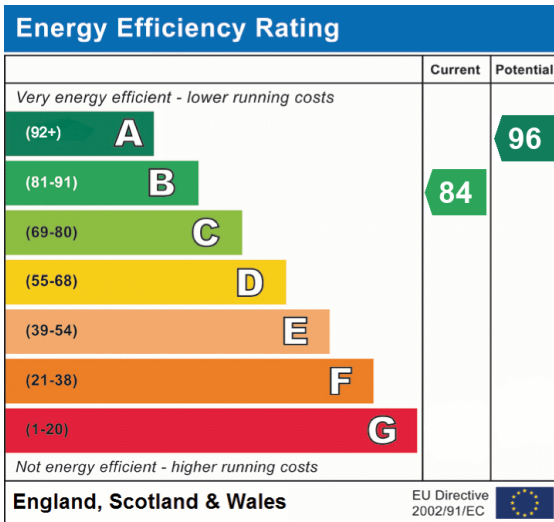
**Bedroom 1**  
12' 1" max. x 11' 8" max. (3.68m x 3.56m)

**En-Suite Shower Room**

**Bedroom 2**  
11' 3" max. x 9' 7" max. (3.43m x 2.92m)

**Office / Study**  
15' 3" x 6' 11" (4.65m x 2.11m)

**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.