

## £140,000 Shared Ownership

Langford Drive, Southport, Merseyside PR8 5QD



- Guideline Minimum Deposit £14,000
- Two Storey, Three Bedroom, Detached House
- High Performance Glazing
- Front and Rear Gardens
- Guide Min Deposit Dual £35k | Single £41.2k
- Approx. 1092 Sqft Gross Internal Area
- Bathroom, Shower Room and Cloakroom
- Integral Garage plus Driveway

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 50% share. Full market value £280,000). A great chance to buy a detached, recently-built house with integral garage, driveway and good-sized rear garden. The attractive and smartly-presented property has a ground-floor cloakroom, a spacious kitchen and a rear reception room. Upstairs is a dual-aspect main bedroom with naturally-lit, en-suite shower room plus two further double bedrooms and a stylish family bathroom. All three bedrooms include a generous amount of built-in storage. Well insulated walls, roof and floor, high performance glazing and a modern gas central heating system contribute towards a very good energy-efficiency rating. The nearby roads provide easy routes into Liverpool and Manchester city centres and Southport town centre and railway station can also be easily reached via bike or local bus.

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

**Tenure:** Leasehold (125 years from 2019).

**Minimum Share:** 50% (£140,000).

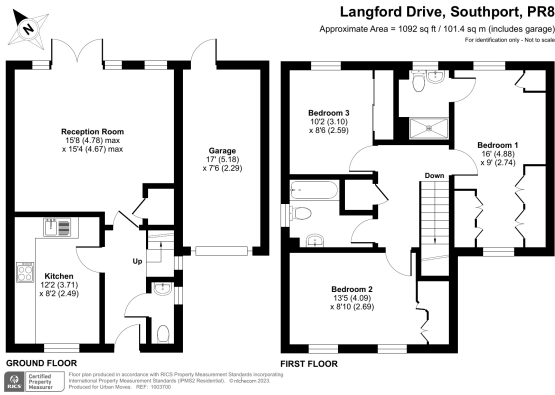
**Shared Ownership Rent:** £342.18 per month (subject to annual review).

**Service Charge:** £36.03 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £35,000 | Single - £41,200 (based on minimum share and 10% deposit).

**Council Tax:** Band D, Sefton 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

Cloakroom

Kitchen

12' 2" x 8' 2" (3.71m x 2.49m)

Reception Room

15' 8" max. x 15' 4" max. (4.78m x 4.67m)

Garage

17' 0" x 7' 6" (5.18m x 2.29m)

### FIRST FLOOR

Landing

Bedroom 1

16' 0" x 9' 0" (4.88m x 2.74m)

En-Suite Shower Room

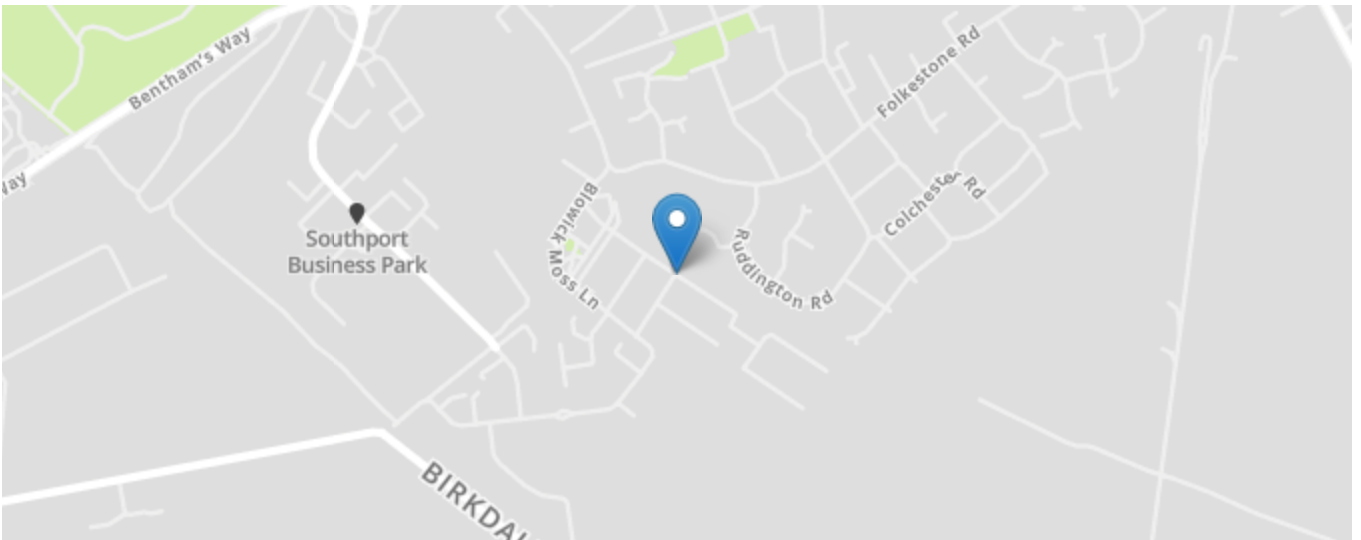
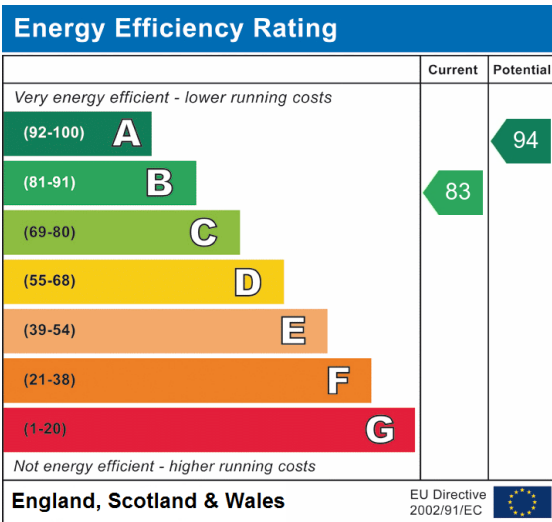
Bedroom 2

13' 5" x 8' 10" (4.09m x 2.69m)

Bedroom 3

10' 2" x 8' 6" (3.10m x 2.59m)

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.