

£72,000 Shared Ownership

Woodbrooke House, 46 New House Farm Drive, Northfield, Birmingham B31 2GP



- Guideline Minimum Deposit £7,200
- First Floor
- High Performance Glazing
- South-East Facing Juliette Balcony
- Guide Min Income Dual £26.5k | Single £32.7k
- Approx. 739 Sqft Gross Internal Area
- Bathroom plus En-Suite Shower Room
- Parking Space

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 30% share. Full market value £240,000). This recently-built apartment is on the first floor and has a twenty-three-foot, dual-aspect reception room with large windows and a south-east-facing Juliette balcony. The open-plan kitchen area features sleek, grey units and integrated appliances. There is a spacious main bedroom plus a second bedroom which, though smaller, is still a comfortable double. The bathroom and en-suite shower room both feature high-spec fittings and attractive, marble-style tiles. Well insulated walls and high performance glazing make have resulted in a very good energy-efficiency rating. Woodbrooke House sits in pleasant, leafy surroundings with a parking area that includes a space for this apartment. The A38 provides a direct route into Birmingham city centre or, alternatively, the shopping centres and railway stations at Northfield and Selly Oak can also be easily reached by bus or bike.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/04/2020).

Minimum Share: 30% (£72,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £459.18 per month (subject to annual review).

Service Charge: £100.12 per month (subject to annual review).

Ground Rent: £150.00 for the year.

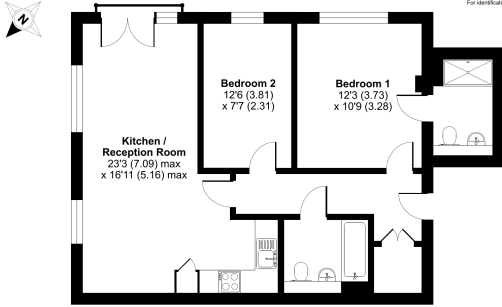
Guideline Minimum Income: Dual - £26,500 | Single - £32,700 (based on minimum share and 10% deposit).

Council Tax: Band C, Birmingham 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).

New House Farm Drive, Northfield, Birmingham, B31

Approximate Area = 739 sq ft / 68.7 sq m
For information only - Not to scale



Certified Property Measurements
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Measurement - Standard 2018. Produced by Urban Moves. REF: 1118852

DIMENSIONS

FIRST FLOOR

Entrance Hallway

Reception

23' 3" max. x 16' 11" max. (7.09m x 5.16m)

Kitchen

included in reception measurement

Bedroom 1

12' 3" x 10' 9" (3.73m x 3.28m)

En-Suite Shower Room

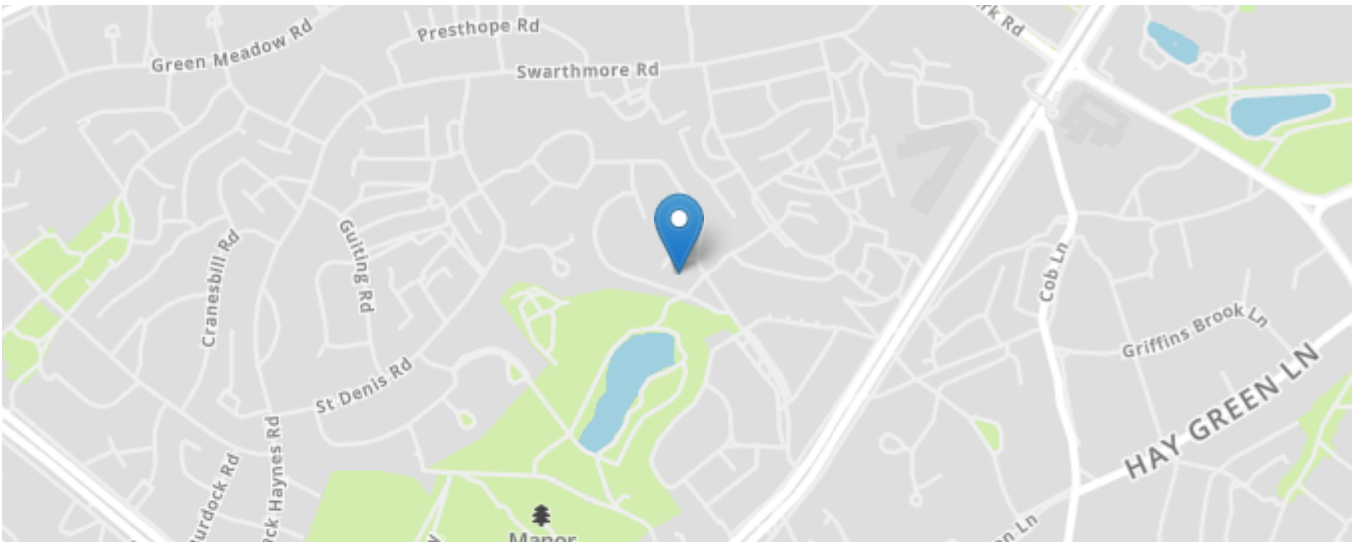
Bedroom 2

12' 6" x 7' 7" (3.81m x 2.31m)

Bathroom

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	82	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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.