

## £100,000 Shared Ownership

The Courtyard, Circus Street, Brighton BN2 9AL



- Guideline Minimum Deposit £10,000
- First Floor (building has a lift)
- High Performance Glazing
- Two Juliette Balconies
- Guide Min Income - Dual £60.1k Single £69.2k
- Approx. 821 Sqft Gross Internal Area
- Bathroom plus En-Suite Shower Room
- City Centre/Station/Beach Easily Accessible

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 25% share. Full market value £400,000). This generously-sized apartment is on the first floor of a smart, recently-constructed development and has a twenty-three-foot reception with open-plan kitchen area featuring sleek, handle-less units and integrated appliances. A Juliette balcony overlooks the communal courtyard. There is a main bedroom with en-suite shower room plus a second, comfortable, double bedroom and a simple yet stylish bathroom. A storage/utility cupboard has been provided in the hallway and 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 01/07/2019).

**Minimum Share:** 25% (£100,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £800.73 per month (subject to annual review).

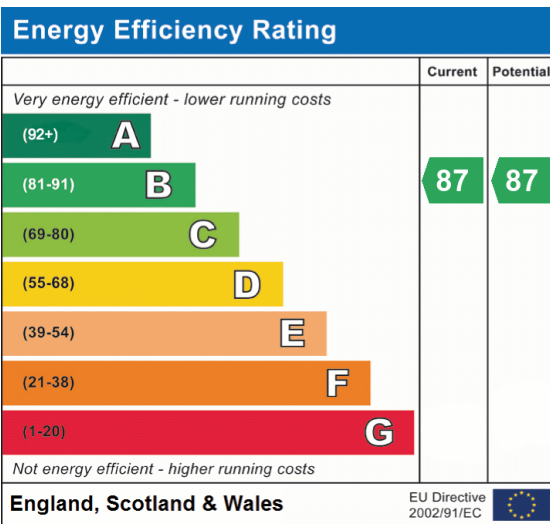
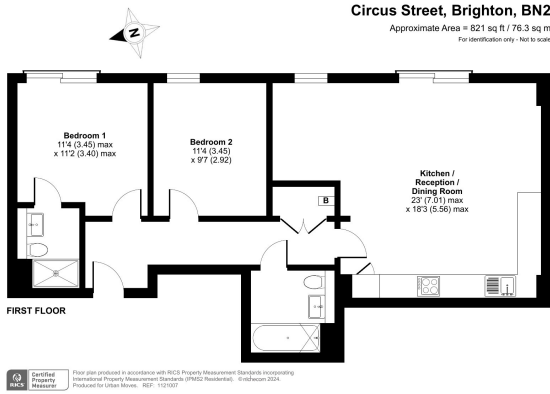
**Service Charge:** £440.82 per month (subject to annual review).

**Ground Rent:** £150.00 for the year.

**Guideline Minimum Income:** Dual - £60,100 | Single - £69,200 (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.



## DIMENSIONS

### FIRST FLOOR

#### Entrance Hallway

**Reception**  
23' 0" max. x 18' 3" max. (7.01m x 5.56m)

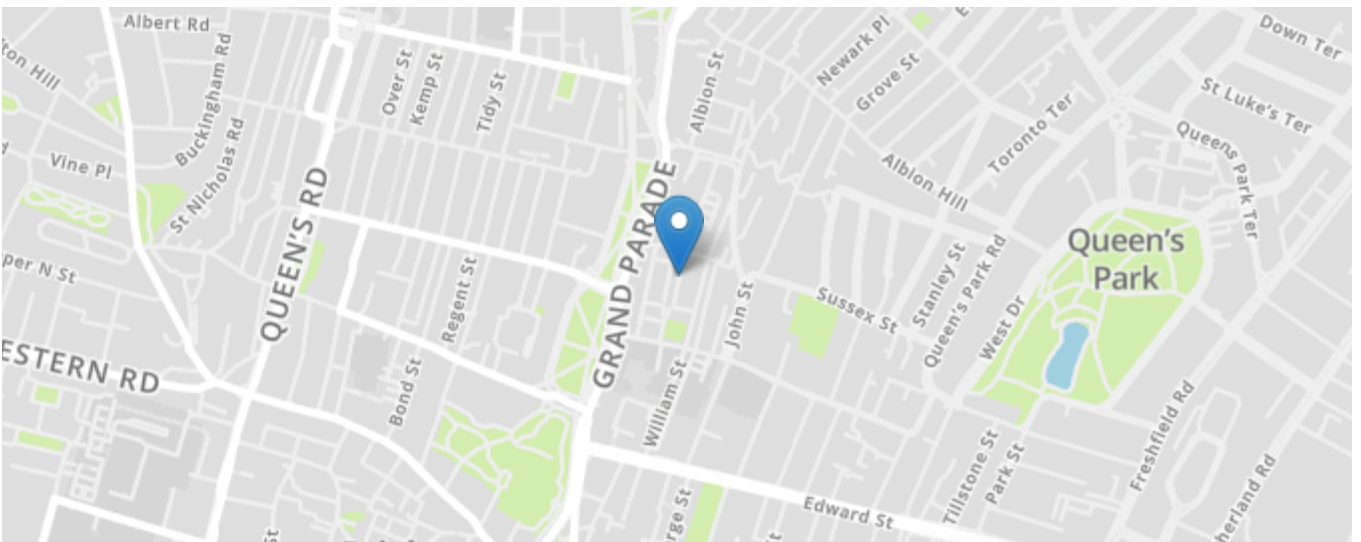
**Kitchen**  
included in reception measurement

**Bedroom 1**  
11' 4" max. x 11' 2" max. (3.45m x 3.40m)

#### En-Suite Shower Room

**Bedroom 2**  
11' 4" x 9' 7" (3.45m x 2.92m)

#### 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.