

Prices from  
**£102,000\***

**Hastoe**  
Group

Shared Ownership Existing Sale

# 3 Shammer Close,

Docking, King's Lynn, Norfolk, PE31 8QR



**Three bedroom,  
semi-detached house for  
sale on a shared ownership  
basis at 40% minimum share  
(restricted to maximum 80%)**

- Parking
- Fitted kitchen
- Central heating
- Double glazing
- Over bath shower
- Private garden
- Downstairs WC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

\*This represents a 40% share of the full market value (£255,000), please see the affordability schedule for full details of costs available on our website. Please note all costs in this leaflet are intended as a guide and may differ from the actual cost at the time of sale.

**Full Market Price** £255,000

**Minimum Share** 40%

**Share Value** £102,000

**Monthly Rent** £261.82

**Service Charge PCM** £47.44  
Including buildings insurance

**Total Monthly Charge** £309.26

**Next Rent Increase Due** April 2025



**Kitchen: 3.56m x 3.80m**

**Living room: 3.50m x 5.10m**

**Bedroom 1: 3.80m x 3.35m**

**Bedroom 2: 2.80m x 3.44m**

**Bedroom 3: 2.10m x 2.44m**

**Bathroom: 2.53m x 1.60m**

**Garden: 120 ft**

This home is an ideal opportunity to get on to the property ladder with Hastoe. This property is being sold under the shared ownership scheme whereby you purchase a share in the property and pay a reduced rent on the remaining Hastoe equity.

### **Purchaser Requirements**

You must:

- Be a first time buyer or not currently named on a mortgage.
- Demonstrate you meet the minimum Income requirements.
- Demonstrate a deposit sufficient to obtain a mortgage for the property.
- Have a local connection.

**Contact Hastoe**

**sales@hastoe.com**

**Apply online at : [www.hastoesales.com](http://www.hastoesales.com)**

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