

£58,975 Shared Ownership

Tuning House, 71 Maine Street, Houlton, Rugby CV23 1AS



- Guideline Minimum Deposit £5,897.50
- First Floor
- Triple-Aspect Kitchen/Reception Room
- Communal Cycle Store
- Guideline Minimum Income £20,500
- Approx. 510 Sqft Gross Internal Area
- Two Juliette Balconies
- Parking Space (+ Shared Visitor Parking)

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £168,500). A smartly-presented and well-proportioned flat on the first floor of this recently-constructed development. The property has a twenty-foot kitchen/reception room with Juliette balcony plus windows on two further sides. The spacious bedroom features a second Juliette balcony and both balconies face a pleasant and neatly-tended area of garden. There is a sleek, naturally-lit bathroom and the energy-efficiency rating is very good, thanks to well insulated walls, high performance glazing and a modern gas central heating system. A car park to the rear of the block includes a space for this flat plus four, shared, visitor spaces. There is also a communal cycle store.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 02/03/2020).

Minimum Share: 35% (£58,975). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £275.91 per month (subject to annual review).

Service Charge: £149.25 per month (subject to annual review).

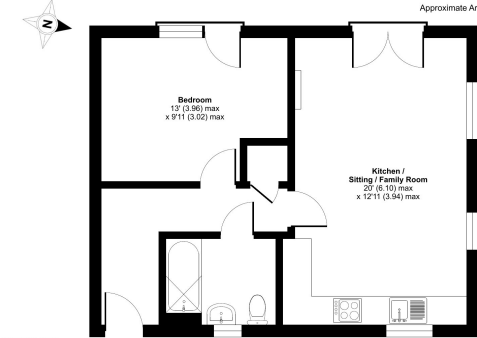
Guideline Minimum Income: £20,500 (based on minimum share and 10% deposit).

Council Tax: Band B, Rugby Borough 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).

Maine Street, Houlton, Rugby, CV23

Approximate Area = 510 sq ft / 47.4 sq m
For identification only. Not to scale



FIRST FLOOR
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Measurement - September 2024. Produced for Urban Moves. REF: 110289

DIMENSIONS

FIRST FLOOR

Entrance Hallway

Reception

20' 0" x 12' 11" max. (6.10m x 3.94m)

Kitchen

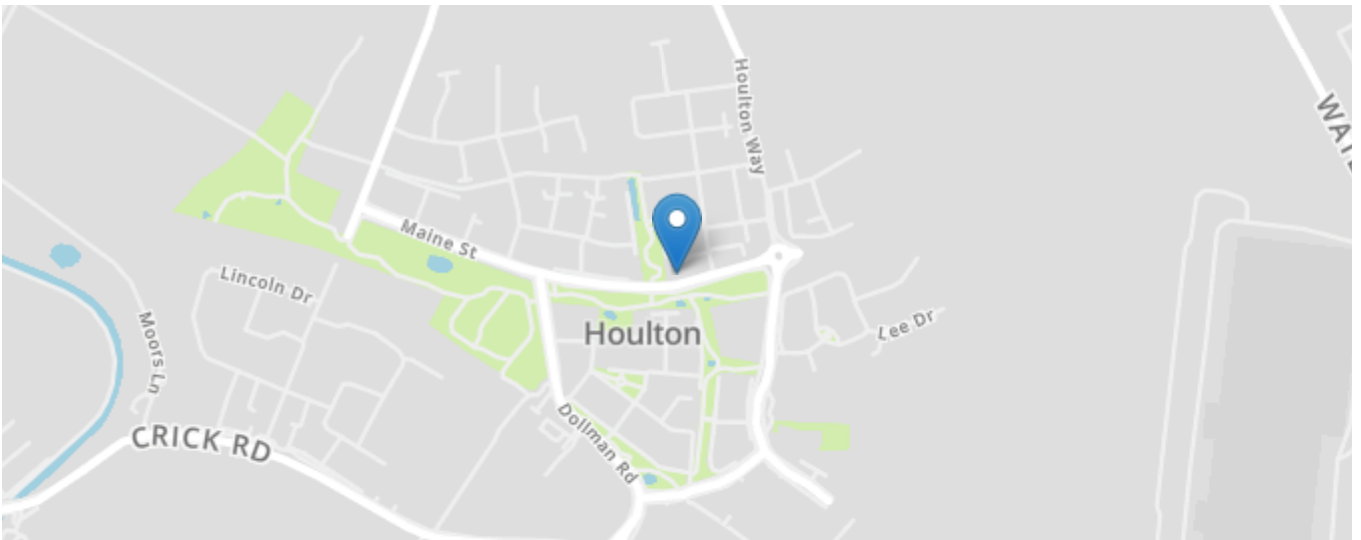
included in reception measurement

Bedroom

13' 0" max. x 9' 11" max. (3.96m x 3.02m)

Bathroom

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	84	84
(69-80)	C		
(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.