

£100,000 Shared Ownership

Rose Drive, Cringleford, Norwich, Norfolk NR4 7SZ



- Guideline Minimum Deposit £10,000
- Approx. 800 Sqft Gross Internal Area
- Semi-Open Plan Kitchen/Reception
- Two Parking Spaces
- Second (Top) Floor
- High Performance Glazing
- Gas Central Heating

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 50% share. Full market value £200,000). This modern, second-floor flat has a good sized reception room with Juliette balcony and a spacious, semi-open-plan kitchen. There is a large main bedroom, a second comfortable double bedroom and a simple, white tiled and naturally lit bathroom. Well insulated walls and roof, gas central heating and high performance glazing have resulted in a very good energy-efficiency rating. The flat comes with the use of two parking spaces plus central Norwich can be easily reached via bus from nearby Round House Way. The local primary school is Ofsted-rated 'Outstanding' and only a few minutes walk from Rose Drive.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 25/12/2015).

Minimum Share: 50% (£100,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £354.82 per month (subject to annual review).

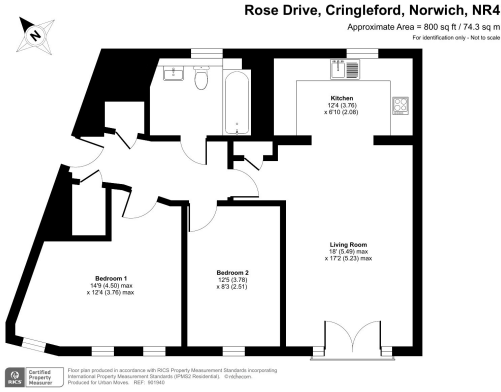
Service Charge: £86.39 per month (subject to annual review).

Ground Rent: £200.00 for the year.

Guideline Minimum Income: Dual - £TBC | Single - £TBC (based on minimum share and 10% deposit).

Council Tax: Band B, South Norfolk 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).



DIMENSIONS

SECOND FLOOR

Entrance Hallway

Living Room

18' 0" max. x 17' 2" max. (5.49m x 5.23m)

Kitchen

12' 4" x 6' 10" (3.76m x 2.08m)

Bedroom 1

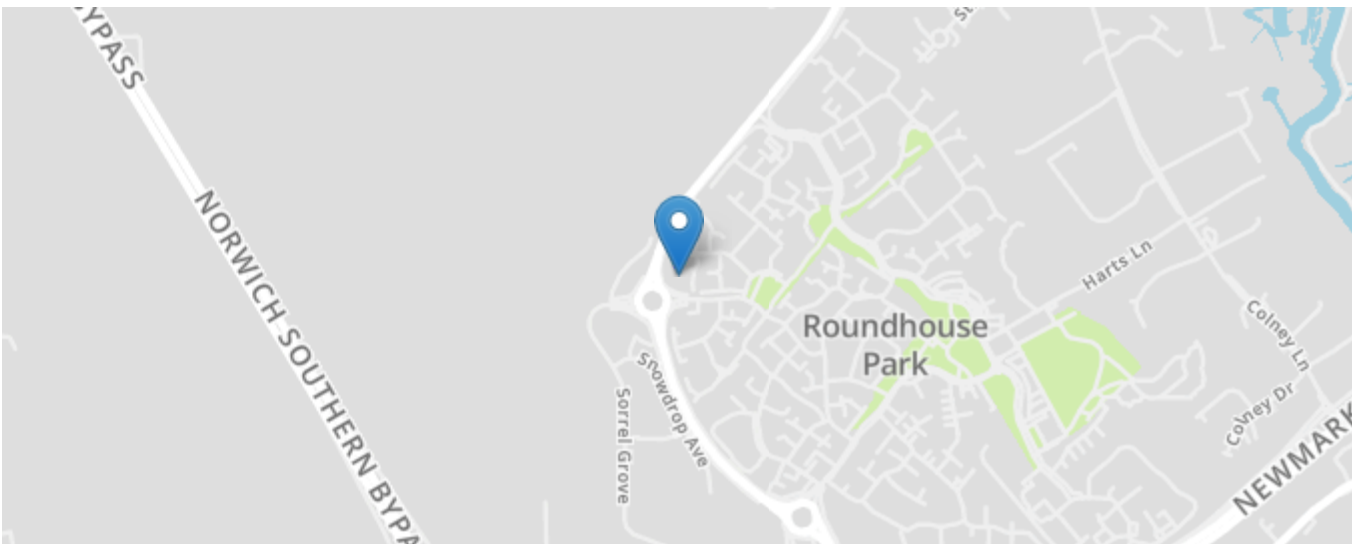
14' 9" max. x 12' 4" max. (4.50m x 3.76m)

Bedroom 2

12' 5" x 8' 3" (3.78m x 2.51m)

Bathroom

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) 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.