

£80,000 Shared Ownership

Campion Road, Sandbach, Cheshire CW11 3TZ



- Guideline Minimum Deposit £8,000
- Two Storey, Two Bedroom, Mid Terrace House
- Bathroom plus Downstairs Cloakroom
- Rear Garden
- Guide Min Income Dual £20.6k | Single £24.6k
- Approx. 636 Sqft Gross Internal Area
- Very Good Energy-Efficiency Rating
- Two Parking Spaces

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £200,000). This recently-constructed and beautifully-presented property forms the middle of a short, three-house terrace. At the front is a stylish kitchen with integrated appliances, including a double oven, plus a built-in storage/utility cupboard and cloakroom on the opposite side of the entrance hall. The remainder of the ground floor is devoted to a reception room with tiled floor and patio doors that lead out to the rear garden. The garden can also be accessed via a gate and footpath. Upstairs, on the first floor of the house, are two good-sized double bedrooms and a sleek, modern bathroom. Well insulated walls, roof and floor, high performance glazing and gas central heating all contribute towards a very good energy-efficiency rating. The property comes with two parking spaces and Sandbach Railway Station and the attractive town centre can also both be reached by brief cycle ride. Junction 17 of the M6 is less than a ten-minute drive (Google Maps) if travelling further afield. Ofsted list three primary schools and two secondaries rated 'Good' within a mile radius of Campion Road.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 30/11/2022).

Minimum Share: 40% (£80,000). The housing association will expect that you will purchase the largest share affordable.

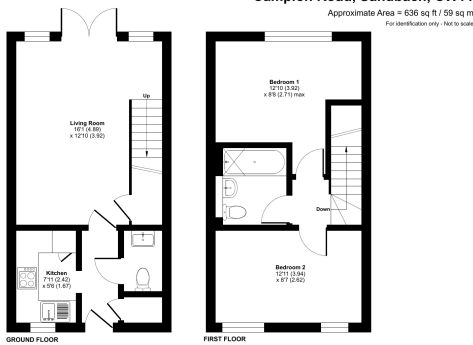
Shared Ownership Rent: £265.58 per month (subject to annual review).

Service Charge: £43.94 per month (subject to annual review).

Guideline Minimum Income: Dual - £20,600 | Single - £24,600 (based on minimum share and 10% deposit).

Council Tax: Band B, Cheshire East 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.



Approved by the Energy Rating Agency (ERA) for use in the UK. Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) (November 2018). Produced by Urban Moves. REF: 1174224

DIMENSIONS

GROUND FLOOR

Entrance Hall

Kitchen

7' 11" x 5' 6" (2.41m x 1.68m)

Cloakroom

Living Room

16' 1" x 12' 10" (4.90m x 3.91m)

FIRST FLOOR

Landing

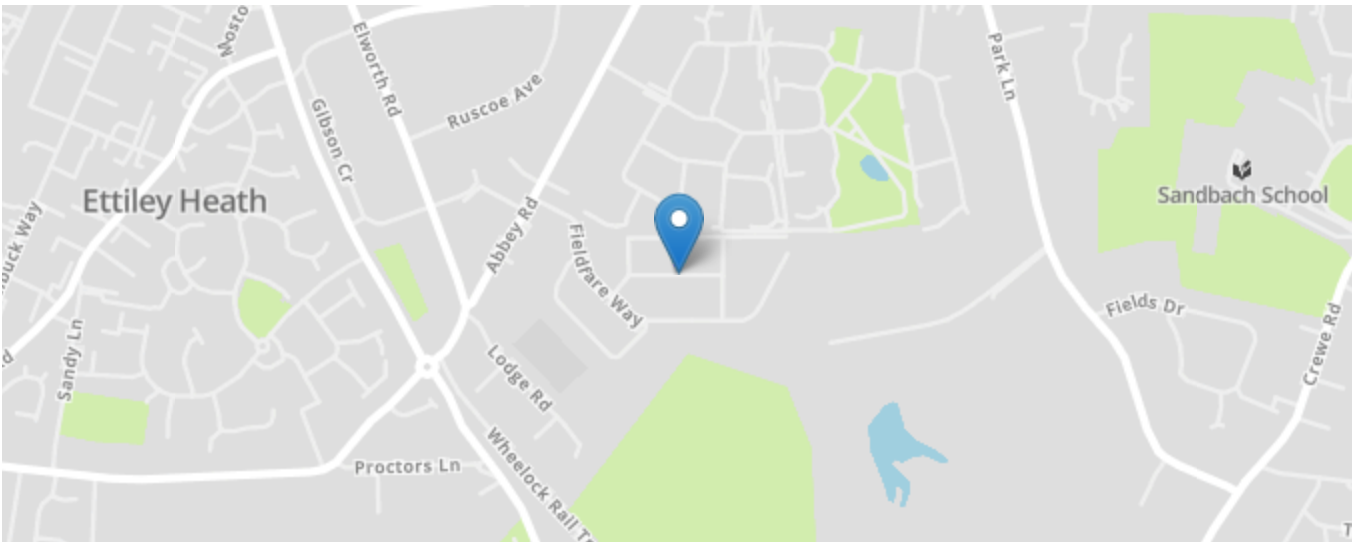
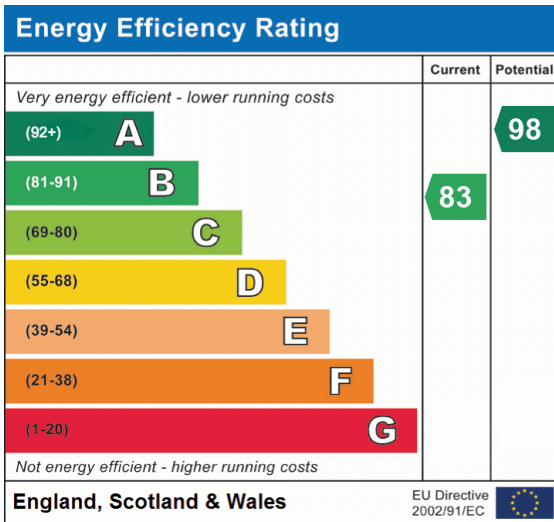
Bedroom 1

12' 10" x 8' 8" (3.91m x 2.64m)

Bathroom

Bedroom 2

12' 11" x 8' 7" (3.94m x 2.62m)



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.