

£116,000 Shared Ownership



- Guideline Minimum Deposit £11,600
- Two Storey, Two Bedroom, End of Terrace House
- Bathroom plus Downstairs Cloakroom
- Rear Garden
- Guide Min Income Dual £33.6k | Single £39.9k
- Approx. 802 Sqft Gross Internal Area
- Very Good Energy-Efficiency Rating
- Driveway Parking

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £290,000). This spacious, modern property has a cloakroom just off the entrance hallway and a good-sized reception room which leads through to an attractive kitchen/dining room. Patio doors open onto a garden with decked seating area, timber shed and additional side-gate access. Upstairs, on the first floor of the house, there is a large main bedroom plus a second, comfortable, double bedroom and a stylish bathroom with both overhead and hand-held showers. Well insulated walls, roof and floor, high performance glazing and gas central heating have resulted in a very good energy-efficiency rating. The property comes with parking for two cars and the A1 is only a few minutes drive away. Bedford is approximately thirteen miles south-west and Cambridge around twenty miles to the east. The three nearest primary schools are all Ofsted-rated 'Good' and the Pightle Nature Reserve, in the heart of Eaton Socon, offers beautiful, outside space to explore.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/01/2017).

Minimum Share: 40% (£116,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £442.07 per month (subject to annual review).

Service Charge: £41.60 per month (subject to annual review).

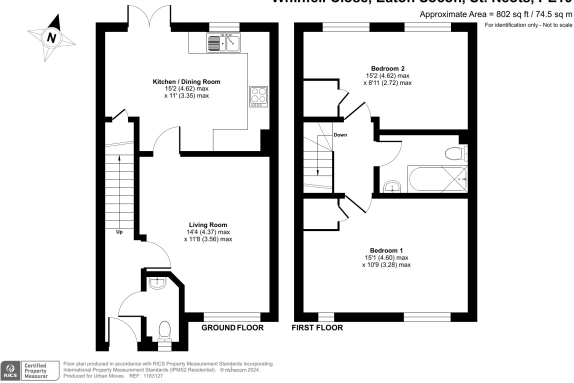
Guideline Minimum Income: Dual - £33,600 | Single - £39,900 (based on minimum share and 10% deposit).

Council Tax: Band B, Huntingdonshire District 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.

Whinfell Close, Eaton Socon, St. Neots, PE19

Approximate Area = 802 sq ft / 74.5 sq m
For identification only - Not to scale



DIMENSIONS

GROUND FLOOR

Entrance Hallway

Cloakroom

Living Room

14' 4" max. x 11' 8" max. (4.37m x 3.56m)

Kitchen / Dining Room

15' 2" max. x 11' 0" max. (4.62m x 3.35m)

FIRST FLOOR

Landing

Bedroom 1

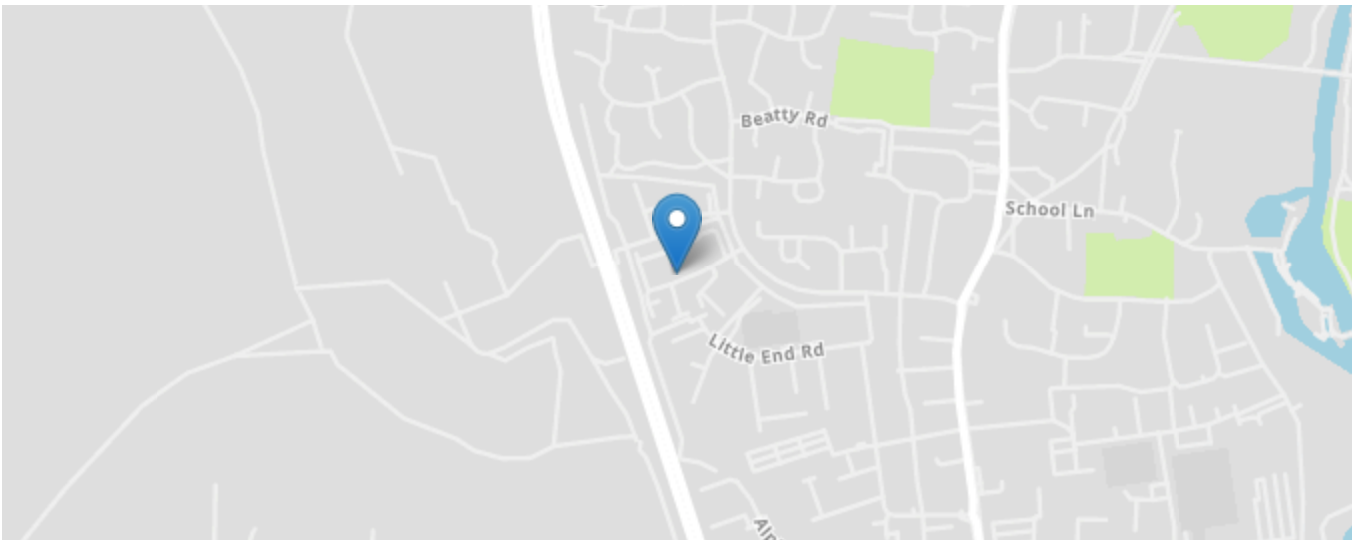
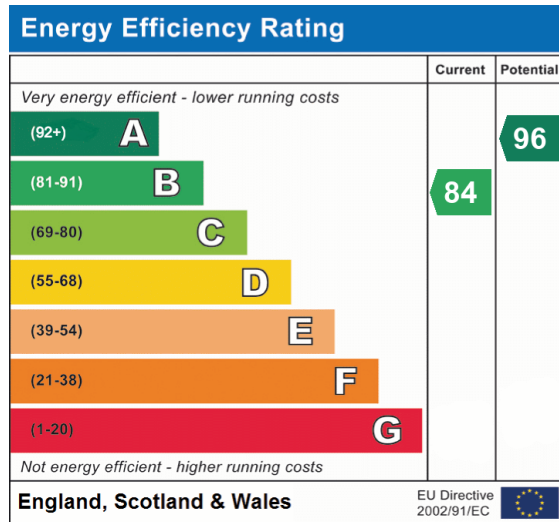
15' 1" max. x 10' 9" max. (4.60m x 3.28m)

Bathroom

Bedroom 2

15' 2" max. x 8' 11" max. (4.62m x 2.72m)

Approved by the Energy Rating Agency (ERA) in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) (Residential). Produced for Urban Moves. REF: 110317



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.