



**Shared Ownership Houses**  
**Carter Meadows, Latchingdon, Chelmsford, Essex, CM3 6JR**

| Plot No                     | House Type                      | SQ FT      | Full Market Value | Initial Share % | Share Value | Rent On Unowned Share PCM | Estimated Estate Charges & Fees PCM | Anticipated Household Income To Purchase 25%* |
|-----------------------------|---------------------------------|------------|-------------------|-----------------|-------------|---------------------------|-------------------------------------|---|
| <b>Two Bedroom Houses</b>   |                                 |            |                   |                 |             |                           |                                     |   |
| <b>9</b>                    | <b>Semi Detached + Car Port</b> | <b>853</b> | <b>RESERVED</b>   | -               | -           | -                         | -                                   | -   |
| 33*                         | Semi Detached + Garage          | 834        | £375,000          | 25%             | £93,750     | £645                      | £92                                 | £44,802                                       |
| <b>39</b>                   | <b>Detached + Garage</b>        | <b>840</b> | <b>RESERVED</b>   | -               | -           | -                         | -                                   | -   |
| <b>Three Bedroom Houses</b> |                                 |            |                   |                 |             |                           |                                     |   |
| <b>11*</b>                  | <b>Semi Detached + Car Port</b> | <b>992</b> | <b>RESERVED</b>   | -               | -           | -                         | -                                   | -   |
| <b>Four Bedroom Houses</b>  |                                 |            |                   |                 |             |                           |                                     |   |
| 46                          | Detached + Garage               | 1226       | £510,000          | 25%             | £127,500    | £877                      | £103                                | £60,138                                       |
| 50                          | Detached + Garage               | 1561       | £600,000          | 25%             | £150,000    | £1,031                    | £110                                | £70,362                                       |

**Parking included to all homes - see brochure for details**

**Lease Term 990 years**

**Plots marked with an \* have a requirement to be sold to a customer with a live or work connection to the Maldon District Council area.**

For further information contact us on:

**01621 220 212**

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Prices correct as of the 23rd September 2024

All Shared Ownership home sales are subject to eligibility criteria and a financial assessment by a recommended Mortgage Broker.

The suggested income levels on the pricelist indicate our recommendation of the household incomes required to purchase; however, applicants on a lower income may be able to secure a property but will need to contribute a larger deposit. (i.e. where you have higher savings, your household income can be lower than the figure quoted in the above).

Minimum share percentage at Carter Meadows starts from 10%. The 25% share percentage quoted is a guideline and may vary according to individual incomes and circumstances. Charges include buildings insurance, estate management and a management fee. All figures are estimated and subject to change.

\*Anticipated Household income(s) is based on a 5% deposit and no other financial commitments, a 5.25% interest rate and 25 year mortgage term. Your home is at risk if you fail to keep up repayments on a mortgage, rent or other loan secured on it. Please make sure you can afford the repayments before you take out a mortgage. Please note these figures are an indication only and will vary according to personal circumstances.