

£43,750 Shared Ownership

Trafalgar Square, Poringland, Norwich, Norfolk NR14 7WP



- Guideline Minimum Deposit £4,375
- First (Top) Floor
- Kitchen Separate from Reception Room
- Parking Space
- Guideline Minimum Income £20,800
- Approx. 598 Sqft Gross Internal Area
- Modern Double Glazing and Gas Central Heating
- Norwich City Centre Within Easy Reach

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £175,000). This flat is on the first floor of a building which forms a small quadrangle, allowing for both outward and inward facing windows. The property has a south/south-east-facing reception room with attractive flooring and feature fireplace. There is a good-sized kitchen, a naturally lit bathroom and two bedrooms, the larger of which is dual-aspect and includes a bank of fitted wardrobes. Well insulated walls and roof, modern double glazing and gas central heating make for a good energy-efficiency rating. The flat comes with use of a parking space and Norwich city centre can also be easily reached via local bus.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/01/2009).

Minimum Share: 25% (£43,750). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £356.36 per month (subject to annual review).

Service Charge: £66.82 per month (subject to annual review).

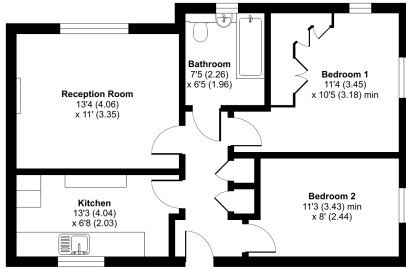
Guideline Minimum Income: £20,800 (based on minimum share and 10% deposit).

Council Tax: Band A, 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).

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Approximate Area = 598 sq ft / 55.6 sq m
For identification only - Not to scale



FIRST FLOOR

ⓘ Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © Urban Moves 2024. Produced for Urban Moves. REF: 1202953

DIMENSIONS

FIRST FLOOR

Entrance Hallway

Kitchen

13' 3" max. x 6' 8" (4.04m x 2.03m)

Reception Room

13' 4" x 11' 0" (4.06m x 3.35m)

Bathroom

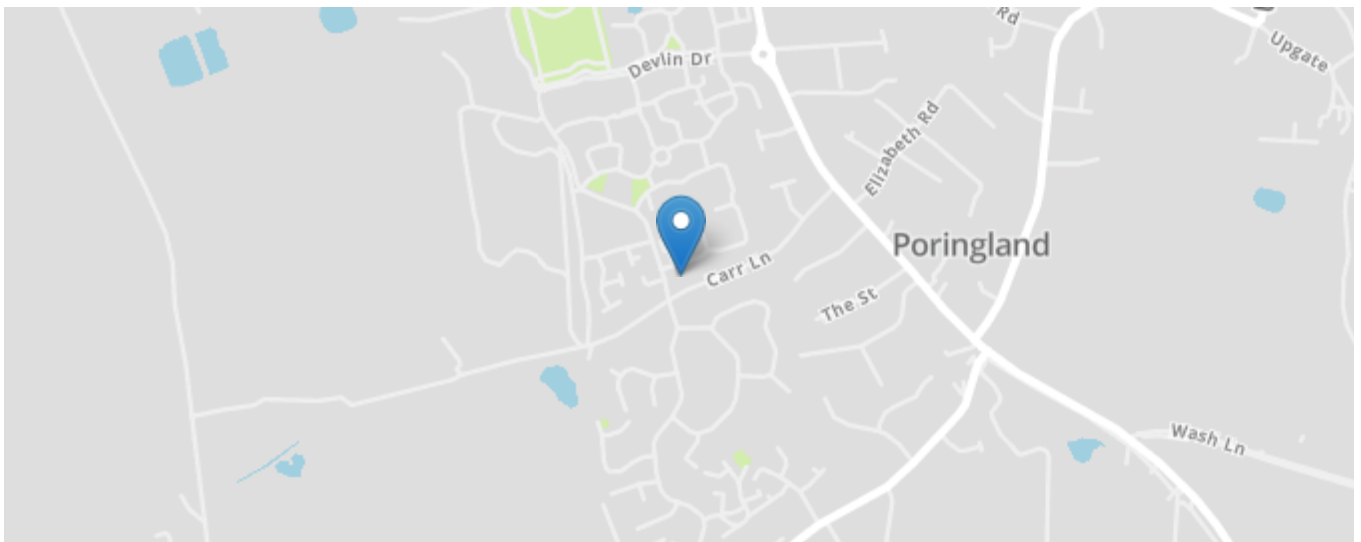
7' 5" x 6' 5" (2.26m x 1.96m)

Bedroom 1

11' 4" x 10' 5" (3.45m x 3.17m)

Bedroom 2

11' 3" min. x 8' 0" (3.43m x 2.44m)



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.