

£104,000 Shared Ownership

Higgs Court, Gibson Road, Bishop's Stortford, Hertfordshire CM23 1BW



- Guideline Minimum Deposit £10,400
- First Floor with Juliette Balcony
- Open Plan Kitchen/Reception Room
- Parking Space
- Guide Min Income Dual £31.3k | Single £37.5k
- Approx. 575 Sqft Gross Internal Area
- Very Good Energy-Efficiency Rating
- Town Centre Within Easy Reach

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £260,000). This smartly-presented flat is on the first floor of a recently-constructed building which forms part of the St Michael's Hurst development by Countryside Homes. The twenty-three-foot reception room faces south-west and features a Juliette balcony and an open-plan kitchen area with sleek, grey units. There is a good-sized bedroom, an attractive bathroom and a large storage/utility cupboard has been provided in the naturally-lit entrance hallway. Well insulated walls, high performance glazing and gas central heating all contribute towards a very good energy-efficiency rating. Higgs Court has a communal rear garden and a parking area which includes a space for this flat. The shops, restaurants and other amenities of Bishop's Stortford town centre can also be reached via bus or brief cycle ride.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 29/03/2019).

Minimum Share: 40% (£104,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £416.79 per month (subject to annual review).

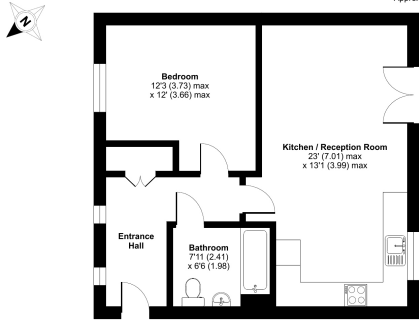
Service Charge: £77.20 per month (subject to annual review).

Guideline Minimum Income: Dual - £31,300 | Single - £37,500 (based on minimum share and 10% deposit).

Council Tax: Band B, East Hertfordshire 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. Pets not permitted (except assistance animals).

Gibson Road, Bishop's Stortford, CM23
Approximate Area = 575 sq ft / 53.4 sq m
For information only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Prepared and checked on Property Measurement with Standards (PMS) Requirements. Grid Reference 2024. Produced for Urban Moves. REF: 1002274

DIMENSIONS

FIRST FLOOR

Entrance Hall

Reception

23' 0" max. x 13' 1" max. (7.01m x 3.99m)

Kitchen

included in reception measurement

Bedroom

12' 3" max. x 12' 0" max. (3.73m x 3.66m)

Bathroom

7' 11" x 6' 6" (2.41m x 1.98m)

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