

## £108,500 Shared Ownership

Ridgeway, Haywards Heath, East Sussex RH17 7FZ



- Guideline Minimum Deposit £10,850
- First Floor (with Private Ground Floor Entrance)
- Semi-Open-Plan Kitchen/Reception Room
- Parking Space
- Guide Min Income Dual £36.7k | Single £43k
- Approx. 800 Sqft Gross Internal Area
- Very Good Energy-Efficiency Rating
- Town Centre Within Easy Reach

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £310,000). This beautifully-presented property forms the upper floor of a semi-detached coach-house. Access is via a private ground-floor entrance and staircase leading up to a twenty-foot reception room with attractive flooring and semi-open-plan kitchen area. There is a generously-sized main bedroom with fitted wardrobe plus a second, spacious, double bedroom and a stylish, 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 a parking space and Hayward Heath town centre can also be reached via bus or by brief cycle ride.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 01/11/2017).

**Minimum Share:** 35% (£108,500). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £548.48 per month (subject to annual review).

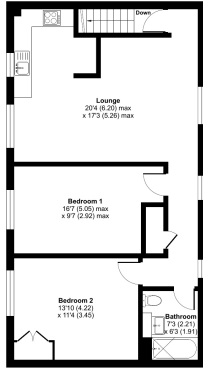
**Service Charge:** £57.05 per month (subject to annual review).

**Ground Rent:** £150.00 for the year.

**Guideline Minimum Income:** Dual - £36,700 | Single - £43,000 (based on minimum share and 10% deposit).

**Council Tax:** Band C, Lewes 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.



ⓘ Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) Requirements. Produced for Urban Moves. REF: 1007387. ©Urban Moves Ltd.

## DIMENSIONS

### GROUND FLOOR

**Private Entrance**  
stairs leading up to

**Lounge**  
20' 4" max. x 17' 3" max. (6.20m x 5.26m)

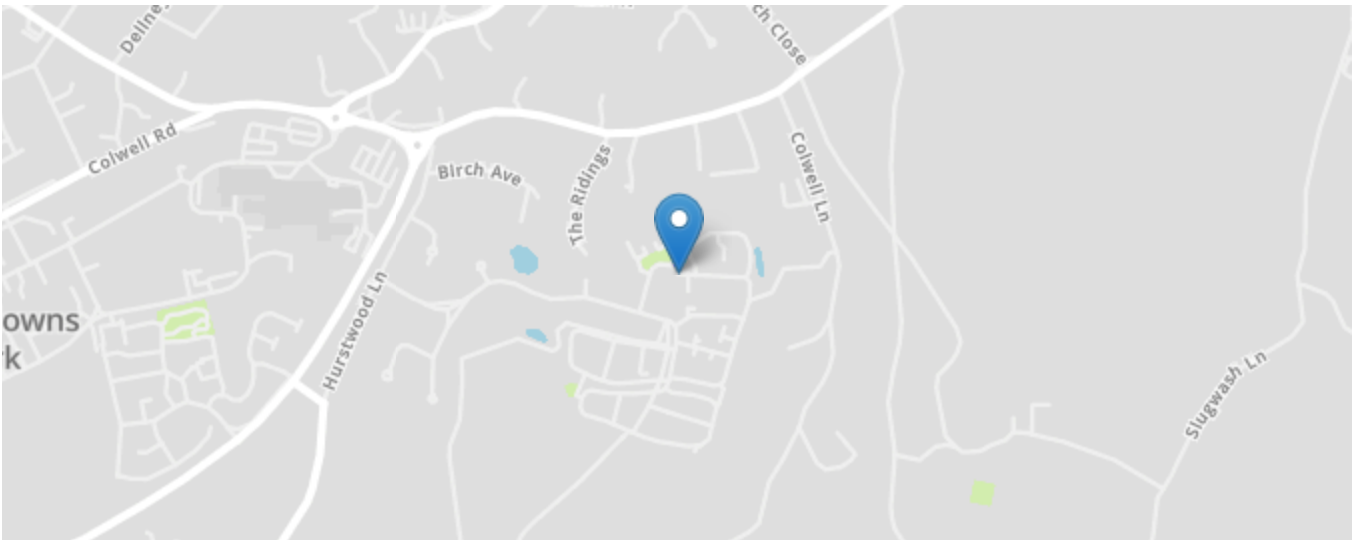
**Kitchen**  
included in reception measurement

**Bedroom 1**  
13' 10" x 11' 4" (4.22m x 3.45m)

**Bedroom 2**  
16' 7" max. x 9' 7" max. (5.05m x 2.92m)

**Bathroom**  
7' 3" x 6' 3" (2.21m x 1.91m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>81</b>	<b>81</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		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.