

£67,200 Shared Ownership

Cockpit Place, Congleton, Cheshire CW12 2QB



- Guideline Minimum Deposit £6,720
- Two Storey, Two Bedroom, Mid Terrace House
- Bathroom plus Downstairs Cloakroom
- Rear Garden
- Guide Min Income Dual £20k | Single £21.8k
- Approx. 738 Sqft Gross Internal Area
- Very Good Energy-Efficiency Rating
- Two Parking Spaces

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £192,000). A recently-constructed and smartly-presented house on the semi-rural outskirts of Congleton. The mid-terrace property features attractive herringbone flooring in the reception and kitchen. The reception also has stylish wood panelling and recessed shelving while the kitchen is large enough for a good-sized dining table and allows access to an under-stairs cloakroom as well as to the rear garden. On the first floor are two large bedrooms and a naturally-lit bathroom. Well insulated walls, high performance glazing and a modern gas central heating system all contribute towards a very good energy-efficiency rating. The front driveway provides parking space for two cars and the town centre can also be reached via bus or bike. The nearby primary school and local secondary school are both Ofsted-rated 'Good'.

Housing Association: Clarion.

Tenure: Leasehold (990 years from 01/04/2021).

Minimum Share: 35% (£64,200). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £296.43 per month (subject to annual review).

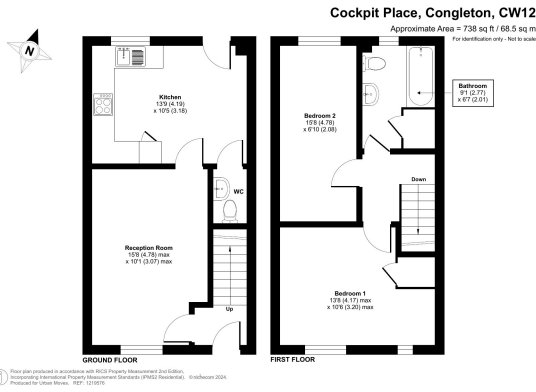
Service Charge: £16.31 per month (subject to annual review).

Guideline Minimum Income: Dual - £20,000 | Single - £21,800 (based on minimum share and 10% deposit).

Council Tax: Band B, Cheshire East 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.

DIMENSIONS



GROUND FLOOR

Entrance Hall

Reception Room
15' 8" max. x 10' 1" max. (4.78m x 3.07m)

Kitchen / Dining Room
13' 9" x 10' 5" (4.19m x 3.17m)

Cloakroom

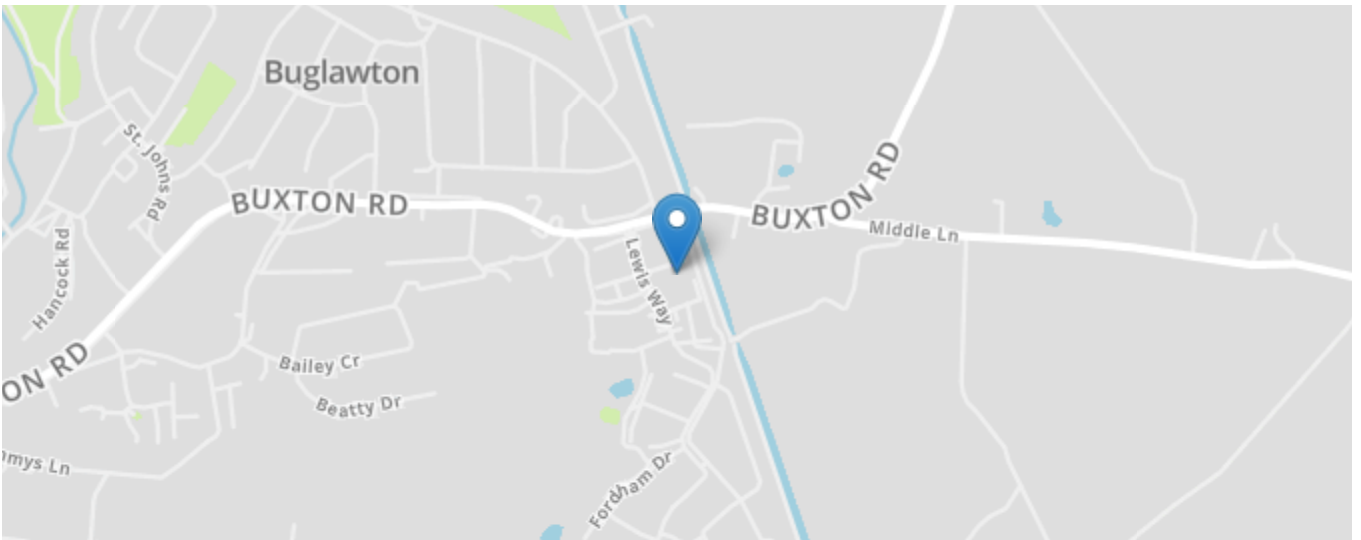
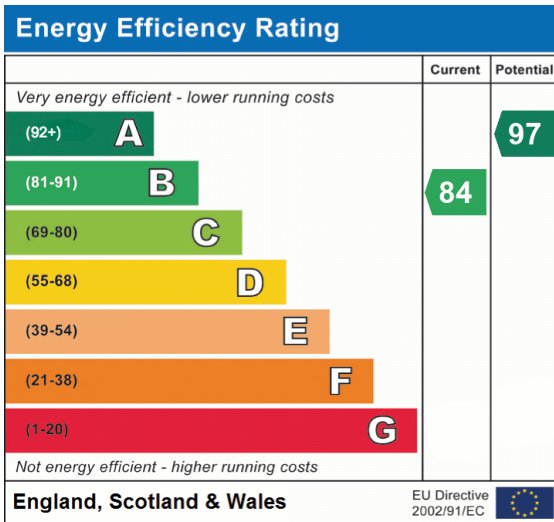
FIRST FLOOR

Landing

Bedroom 1
13' 8" max. x 10' 6" max. (4.17m x 3.20m)

Bedroom 2
15' 8" x 6' 10" (4.78m x 2.08m)

Bathroom
9' 1" max. x 6' 7" max. (2.77m x 2.01m)



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.