

£96,000 Shared Ownership

Southwell Drive, Houlton, Rugby, Warwickshire CV23 1BY



- Guideline Minimum Deposit £9,600
- Two Storey, Two Bedroom, End of Terrace House
- Bathroom plus Downstairs Cloakroom
- Good-Sized Rear Garden
- Guide Min Income Dual £25.3k | Single £31.4k
- Approx. 642 Sqft Gross Internal Area
- Very Good Energy-Efficiency Rating
- Driveway Parking

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £240,000). This smart, modern property forms one end of a short, three-house terrace and has a conventional layout - a cloakroom and attractive kitchen at the front, under-stairs storage and a reception room with patio doors that open onto a good-sized rear garden. On the first floor, there are the two bedrooms, both of which are spacious doubles, plus the bathroom. The energy-efficiency rating is very good, thanks to well insulated walls, roof and floor, high performance glazing and gas central heating. A driveway at the side of the house provides off-street parking for three cars and the location allows easy access to the M1 and M6 motorways. Ofsted list two primary schools and a secondary school within a mile radius, all rated either 'Good' or 'Outstanding'.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 30/11/2020).

Minimum Share: 40% (£96,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £370.58 per month (subject to annual review).

Service Charge: £17.07 per month (subject to annual review).

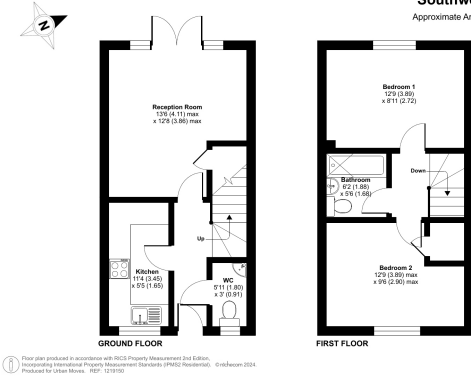
Guideline Minimum Income: Dual - £25,300 | Single - £31,400 (based on minimum share and 10% deposit).

Council Tax: Band B, Rugby Borough 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

Southwell Drive, CV23
Approximate Area = 642 sq ft / 59.6 sq m
For identification only - Not to scale



GROUND FLOOR

Entrance Hallway

Cloakroom

5' 11" x 3' 0" (1.80m x 0.91m)

Kitchen

11' 4" x 5' 5" (3.45m x 1.65m)

Reception Room

13' 6" max. x 12' 8" max. (4.11m x 3.86m)

FIRST FLOOR

Landing

Bedroom 1

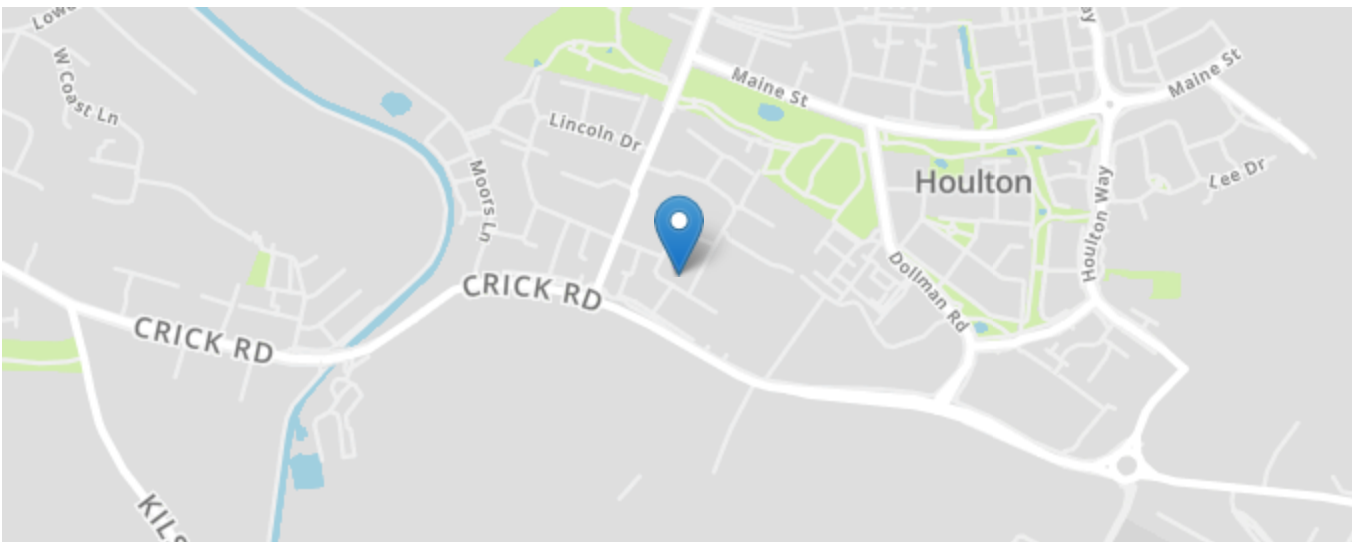
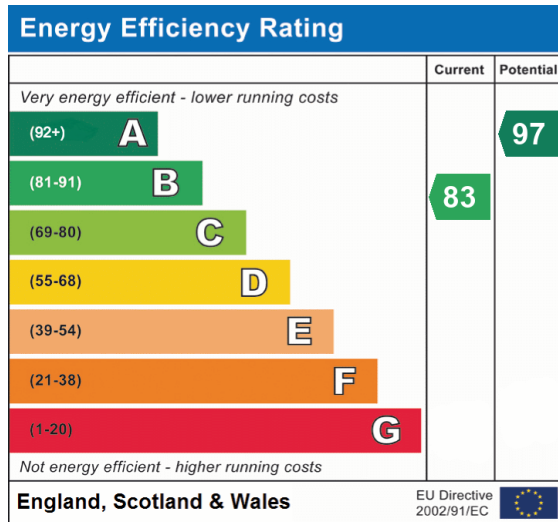
12' 9" x 8' 11" (3.89m x 2.72m)

Bathroom

6' 2" x 5' 6" (1.88m x 1.68m)

Bedroom 2

12' 9" max. x 9' 6" max. (3.89m x 2.90m)



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.