



Gawton Way, PL19 0FJ

Available from £147,000

2 bedroom shared ownership home

Make the dream of home ownership a reality with shared ownership

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- 2 bedrooms
- Gas Central Heating
- 2 parking space
- Council Tax Band B

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| | |
|-------------------|-------------|
| Full market value | £245,000 |
| Share | 60% |
| Share price | £147,000 |
| Rent charge | £218.09 p/m |
| Service charge | £17.97 p/m* |

Rent charge and service charges as of April 2024.

*estimated charges

The accommodation comprises...

The ground floor leads you into a spacious open plan living area, perfect for contemporary family living and entertaining, with large front and rear windows allowing light to flood in.

The kitchen includes a stylish stainless-steel oven, hob and extractor fan whilst the rear lobby gives access to an enclosed garden and a handy cloakroom.

On the first floor, you will find both a sizeable master bedroom and a twin bedroom along with a modern, fully-fitted family bathroom.

There is plenty of storage throughout with a generous sized cupboard under the enclosed stairs and 2 additional cupboards on the first floor.

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Ground floor

Open plan living

3.53m x 8.52m

Lobby

1.6m x 1.5m

Cloakroom

1.05m x 1.52m

First floor

Bedroom 1

4.52m x 3.46m

Bedroom 2

4.51m x 3.75m

Bathroom

2.16m x 1.81m

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Lease details

Lease of 125 years from 1st January 2020

Builder Warranty

NHBC warranty expires 24 Oct 2031

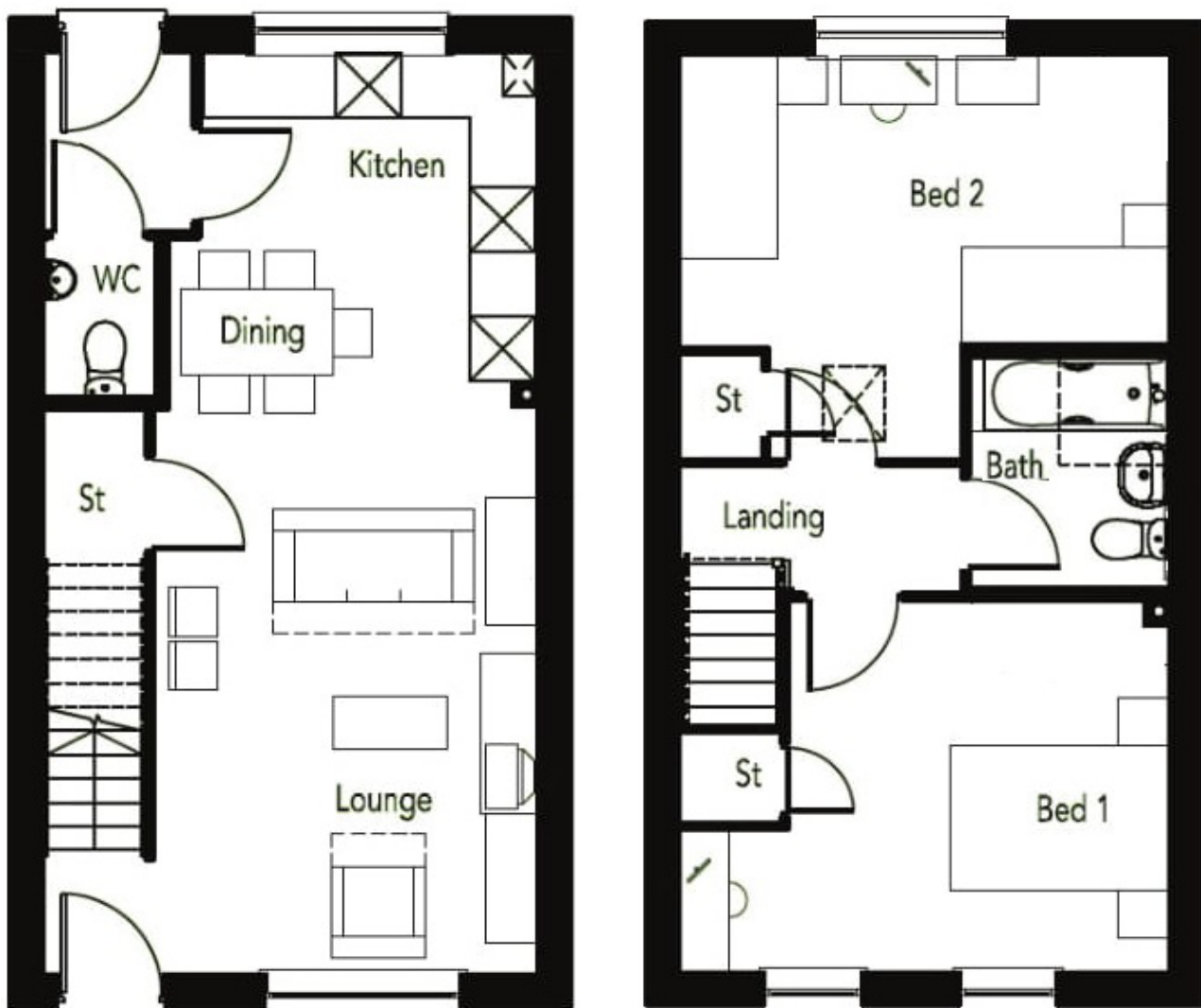
Energy Efficiency Rating

B



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | 85 B | 97 A |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Floor plan



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These particulars have been produced by SO Living on behalf of the vendor 12/12/2024

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