

## £88,000 Shared Ownership

Ambleside Place, Estover, Plymouth, Devon PL6 8EN



- Guideline Minimum Deposit £8,800
- Two Storey, Two Bedroom, End of Terrace House
- Bathroom plus Downstairs Cloakroom
- Rear Garden
- Guide Min Income Dual £23k | Single £26.2k
- Approx. 716 Sqft Gross Internal Area
- Very Good Energy-Efficiency Rating
- Two Parking Spaces

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £220,000). This modern house forms the end of a terrace with an open field beyond. The attractively-presented property has a naturally-lit cloakroom just off the entrance hall with the remainder of the ground floor devoted to a twenty-two-foot reception room with smart-looking kitchen area and a door which leads out to the rear garden. Upstairs, on the first floor, is a large main bedroom plus a good-sized second double bedroom and a simple yet stylish bathroom. Well insulated walls, roof and floor, high performance glazing and gas central heating all contribute towards a very good energy-efficiency rating. The house comes with parking for two cars and the city centre can also be easily reached via bus, which stops outside the nearby supermarket. Tor Bridge Primary School, which is just minutes away, is Ofsted-rated 'Outstanding'.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 01/01/2018).

**Minimum Share:** 40% (£88,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £262.86 per month (subject to annual review).

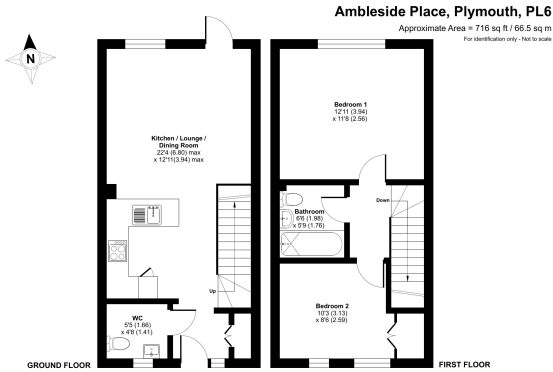
**Service Charge:** £39.61 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £23,000 | Single - £26,200 (based on minimum share and 10% deposit).

**Council Tax:** Band B, Plymouth City 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). There is no parking space offered with this property.

## DIMENSIONS



Plan 2024 generated in accordance with PAS 203 Property Measurement v3.0 (2024). Incorporating International Property Measurement Standards (IPMS) Residential. © Urbanmoves 2024. Produced by Urbanmoves. 0203 1222800

### GROUND FLOOR

#### Entrance Hall

#### Cloakroom

5' 5" x 4' 8" (1.65m x 1.42m)

#### Reception

22' 4" max. x 12' 11" max. (6.81m x 3.94m)

#### Kitchen

included in reception measurement

### FIRST FLOOR

#### Landing

#### Bedroom 1

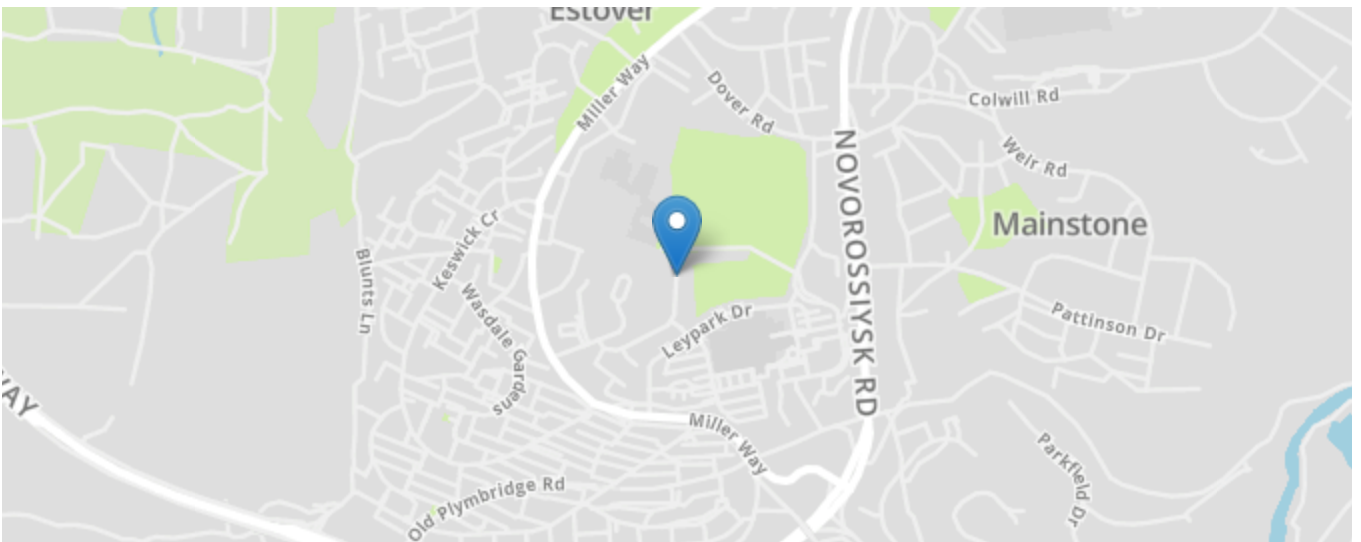
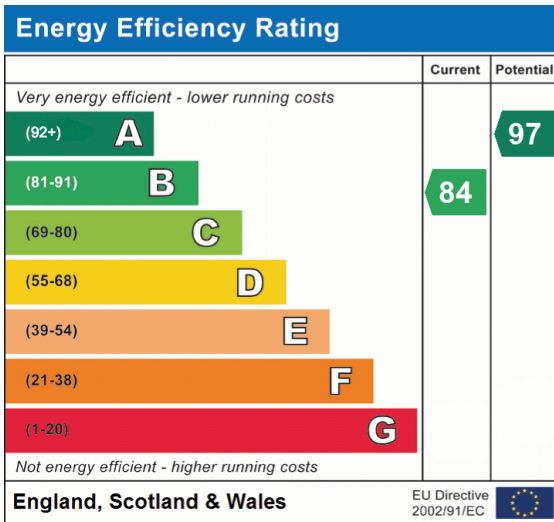
12' 11" x 11' 8" (3.94m x 3.56m)

#### Bathroom

6' 6" x 5' 9" (1.98m x 1.75m)

#### Bedroom 2

10' 3" x 8' 6" (3.12m x 2.59m)



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.