

Prices from  
**£94,000\***

Shared Ownership Existing Sale

# The Marvens, Washbrook

Ipswich, Suffolk, IP8 3JE



**Two bedroom house for sale on a shared ownership basis at 40% minimum share (maximum share of 80%)**

- Allocated parking
- Fitted kitchen
- Double glazing
- Over bath shower
- Private garden

**EPC Rating: D60**



**Full Market Price** £235,000

**Minimum Share** 40%

**Share Value** £94,000

**Monthly Rent** £264.90

**Service Charge PCM** £22.07  
Including buildings insurance

**Total Monthly Charge** £286.97

Next Rent Increase Due Nov 2025

\*This represents a 40% share of the full market value (£235,000), please see the affordability schedule for full details of costs available on our website. Please note all costs in this leaflet are intended as a guide and may differ from the actual cost at the time of sale.



### **Kitchen**

5.70m x 2.85m

### **Living room**

3.76m x 3.45m

### **Bedroom 1**

5.47m x 3.02m

### **Bedroom 2**

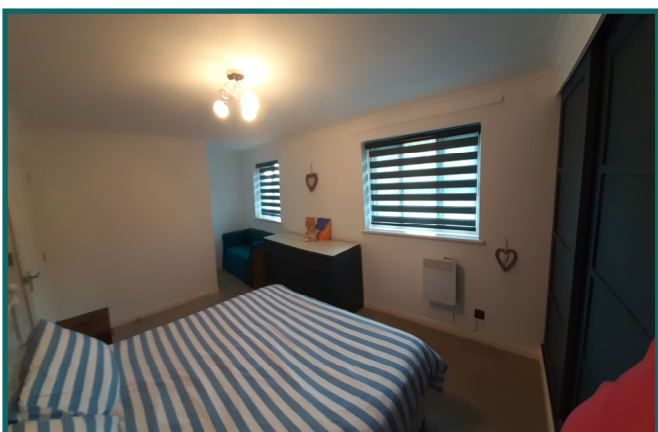
2.90m x 3.58m

### **Bathroom**

1.72m x 2.40m

### **Garden**

11m x 25m (approx.)



This home is an ideal opportunity to get on to the property ladder with Hastoe.

This property is being sold under the shared ownership scheme whereby you purchase a share in the property and pay a reduced rent on the remaining Hastoe equity.

## **Purchaser Requirements**

You must:

- Be a first time buyer or not currently named on a mortgage.
- Demonstrate you meet the minimum income requirements.
- Demonstrate a deposit sufficient to obtain a mortgage for the property.
- Have a local connection to the area

## **Contact Hastoe**

[sales@hastoe.com](mailto:sales@hastoe.com)

Apply online at : [www.hastoesales.com](http://www.hastoesales.com)

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