

## £175,000 Shared Ownership

April Place, Sawbridgeworth, Hertfordshire CM21 9DJ



- Guideline Minimum Deposit £17,500
- Two Storey, Two Bedroom, End of Terrace House
- Bathroom plus Downstairs WC
- South Facing Rear Garden
- Guide Min Income Dual £43.1k | Single £49.4k
- Approx. 862 Sqft Gross Internal Area
- Modern Double Glazing and Gas Central Heating
- Parking Space

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 50% share. Full market value £350,000). This smartly-presented property forms one end of a short, three-house terrace and has an attractive kitchen at the front, a ground-floor WC and a spacious reception room at the rear. A door leads out to a south-facing garden with patio and lawn. On the first floor of the house are two good-sized double bedrooms and a stylish, naturally-lit bathroom. Well insulated walls and roof, modern double glazing and gas central heating make for a good energy-efficiency rating. Sawbridgeworth town centre and the railway station are within comfortable walking distance. The property comes with use of an allocated parking space and the local roads provide easy access to Harlow and Bishop's Stortford as well as connecting to the M11, if travelling further afield.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 01/01/2009).

**Minimum Share:** 50% (£175,000). The housing association will expect that you will purchase the largest share affordable.

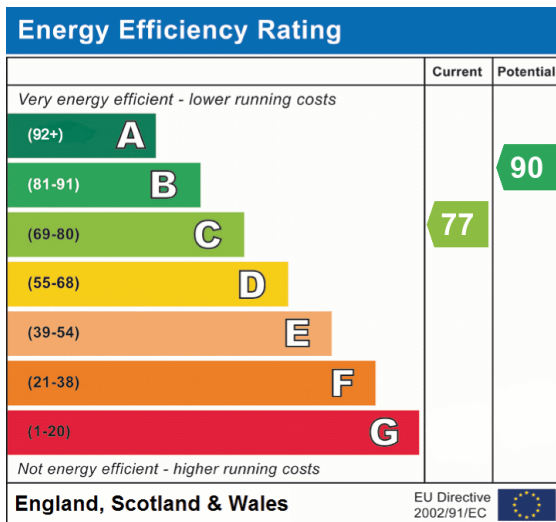
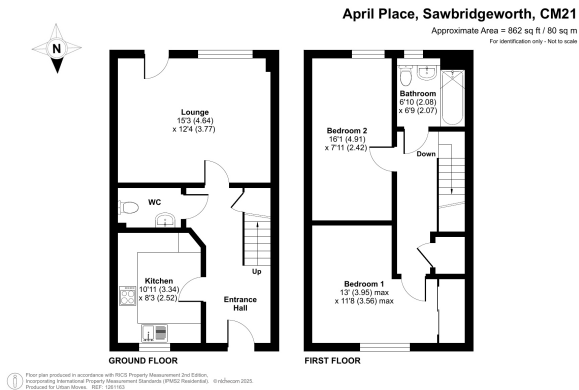
**Shared Ownership Rent:** £332.23 per month (subject to annual review).

**Service Charge:** £47.98 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £43,100 | Single - £49,400 (based on minimum share and 10% deposit).

**Council Tax:** Band D, East Hertfordshire District 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

#### Kitchen

10' 11" x 8' 3" (3.33m x 2.51m)

#### W.C.

#### Lounge

15' 3" x 12' 4" (4.65m x 3.76m)

### FIRST FLOOR

#### Landing

#### Bedroom 1

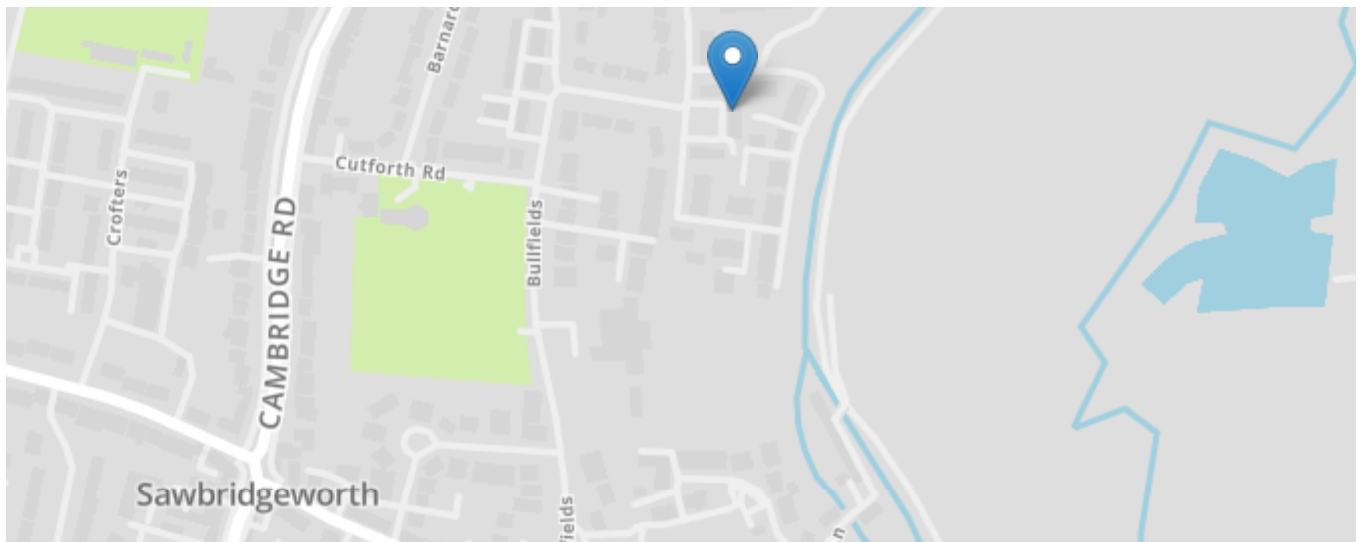
13' 0" x 11' 8" max. (3.96m x 3.56m)

#### Bedroom 2

16' 1" x 7' 11" (4.90m x 2.41m)

#### Bathroom

6' 10" max. x 6' 9" max. (2.08m x 2.06m)



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.