

£85,000 Shared Ownership

Lloyd Road, Chichester, West Sussex PO19 6AY



- Guideline Minimum Deposit £8,500
- Two Storey, Two Bedroom, End of Terrace House
- Two Spacious Bedrooms
- Roof Mounted Solar Panels
- Parking Space
- Guide Min Income Dual £41.1k | Single £47.4k
- Approx. 896 Sqft Gross Internal Area
- Bathroom plus Downstairs WC
- Rear Garden
- Brief Cycle Ride from City Centre/Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £340,000). A spacious, two-bedroom house close to Havenstoke Park. The end-of-terrace property has a ground-floor cloakroom/WC and good-sized kitchen at the front while at the rear is a dual-aspect reception room with patio doors that open onto the garden. Upstairs, there is a full-width main bedroom plus a generously-sized second bedroom with a built-in wardrobe. Both bedrooms also benefit from windows on two sides. The bathroom is sleek and naturally lit. Well insulated walls and roof, modern double glazing, roof-mounted solar panels and a communal heating/hot water system make for a good energy-efficiency rating. The house comes with use of a parking space plus the city centre can also be reached on foot, via bus or by brief cycle ride. Ofsted list five primary schools within a radius of approximately a mile, all rated 'Good'.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/08/2010).

Minimum Share: 25% (£85,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £789.12 per month (subject to annual review).

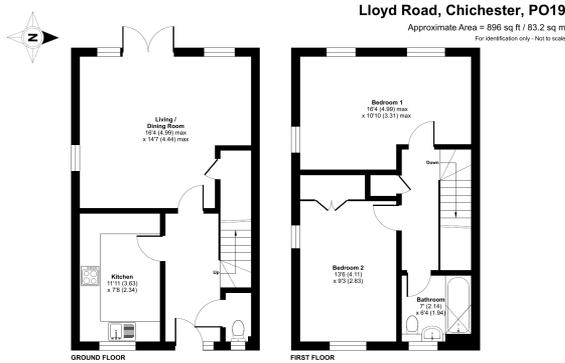
Service Charge: £62.65 per month (subject to annual review).

Ground Rent: £150.00 for the year.

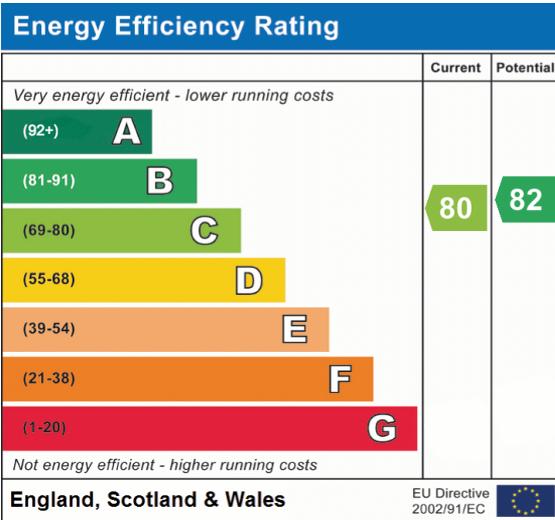
Guideline Minimum Income: Dual - £41,100 | Single - £47,400 (based on minimum share and 10% deposit).

Council Tax: Band C, Chichester 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.



Plan also produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). ©Urbanmoves 2020. Produced by Urban Moves. REF: 120808



DIMENSIONS

GROUND FLOOR

Entrance Hallway

W.C.

Kitchen

11' 11" x 7' 8" (3.63m x 2.34m)

Reception

16' 4" max. x 14' 7" max. (4.98m x 4.45m)

FIRST FLOOR

Landing

Bedroom 1

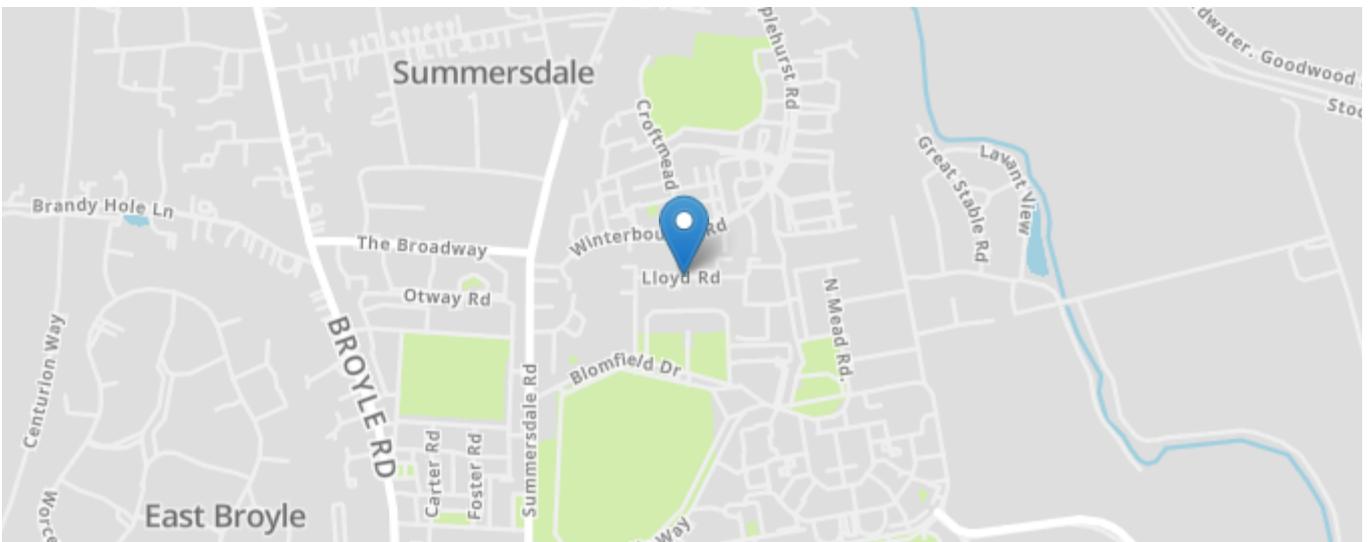
16' 4" max. x 10' 10" max. (4.98m x 3.30m)

Bedroom 2

13' 6" x 9' 3" (4.11m x 2.82m)

Bathroom

7' 0" max. x 6' 4" max. (2.13m x 1.93m)



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.