

£120,000 Shared Ownership

Badger Mount, Rayne Gardens, Braintree, Essex CM7 2DE



- Guideline Minimum Deposit £12,000
- First Floor (with Private Ground Floor Entrance)
- Open Plan Kitchen/Reception Room
- Balcony
- Guide Min Income Dual £35.8k | Single £42k
- Approx. 850 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Car Port Parking Space

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £300,000). This smartly-presented property forms the first (top) floor of a recently-constructed, detached building. Access is via a private ground-floor entrance with stairs leading up to a naturally-lit hallway. There is a spacious, dual-aspect reception room with south-east-facing window in the kitchen area and double doors that lead out onto a balcony. The bedrooms are both generously-sized doubles and the bathroom is sleek and modern. Well insulated walls, roof and floor, high performance glazing and gas central heating all contribute towards a very good energy-efficiency rating. The property comes with use of the car-port immediately to the left of the entrance, which includes an under-stairs storage/utility cupboard. Braintree town centre and the railway station can also be reached via bus or by a brief cycle ride. Nearby Oak Meadow Nature Reserve offers beautiful, outside space to explore.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/07/2020).

Minimum Share: 40% (£120,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £463.96 per month (subject to annual review).

Service Charge: £49.96 per month (subject to annual review).

Guideline Minimum Income: Dual - £35,800 | Single - £42,000 (based on minimum share and 10% deposit).

Council Tax: Band B, Braintree 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

stairs leading up to

FIRST FLOOR

Landing

Bedroom 1

18' 0" max. x 12' 7" max. (5.49m x 3.84m)

Bathroom

7' 1" max. x 6' 6" max. (2.16m x 1.98m)

Bedroom 2

11' 7" max. x 10' 7" min. (3.53m x 3.23m)

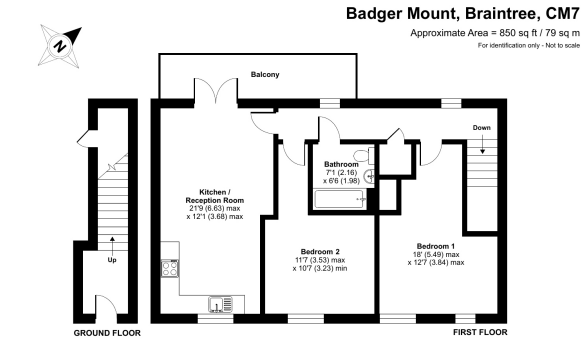
Reception

21' 9" max. x 12' 1" max. (6.63m x 3.68m)

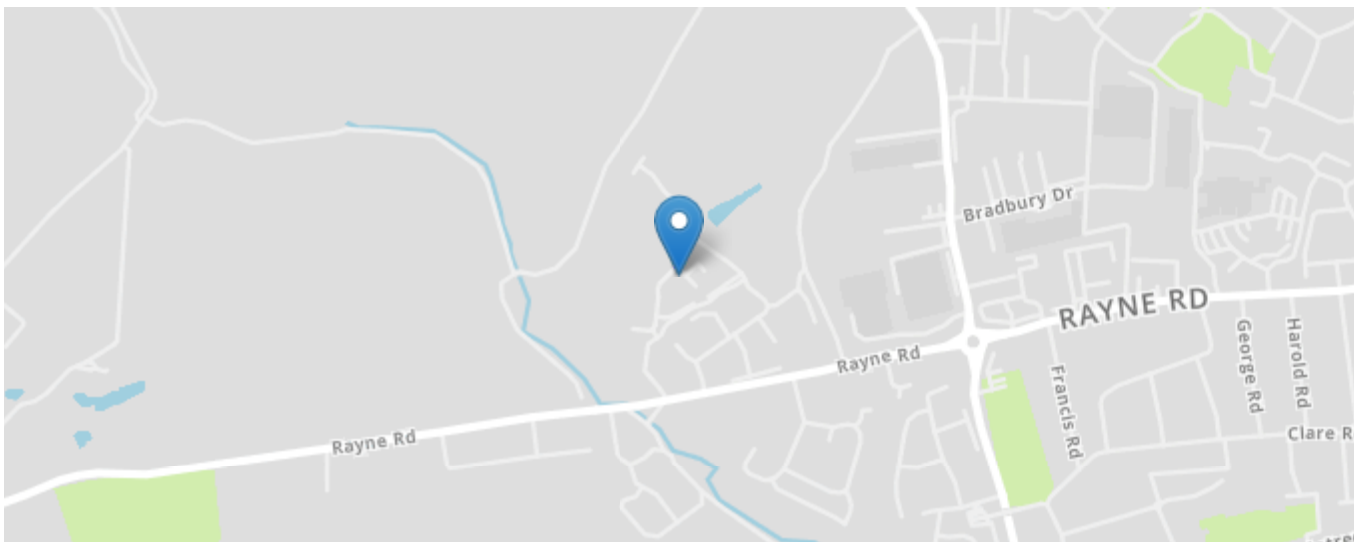
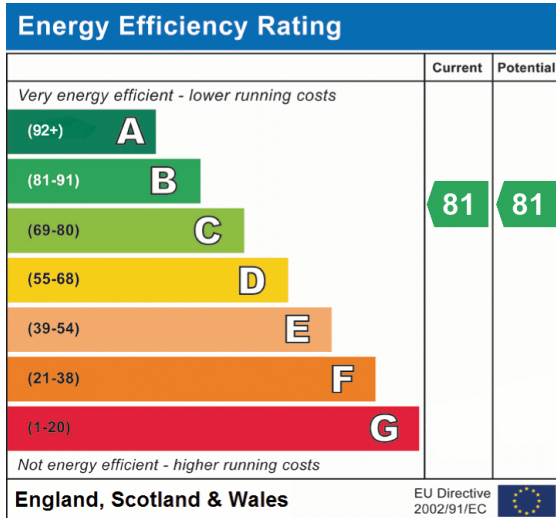
Balcony

Kitchen

included in reception measurement



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Endorsed). ©richcom 2020. Produced for Urban Moves. REF: 1271528



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