

£187,500 Shared Ownership

Sant Road, Elsenham, Essex CM22 6UU



- Guideline Minimum Deposit £18,750
- Two Storey, Two Bedroom, Detached House
- Bathroom plus Downstairs WC
- Rear Garden
- Guide Min Income Dual £52.9k | Single £60.7k
- Approx. 780 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Two Parking Spaces

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 50% share. Full market value £375,000). This attractive, detached property has a cloakroom/WC, just off the entrance hall, and a smart, modern kitchen. The reception/dining room features an open staircase and double doors which lead out to a neatly-maintained garden with patio, lawn and decked seating area. On the first floor of the house are two generously-sized bedrooms and a naturally-lit bathroom. 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 two allocated parking spaces plus Elsenham Station, for rail services between Cambridge and London, is within comfortable walking distance or brief cycle ride.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/01/2017).

Minimum Share: 50% (£187,500). The housing association will expect that you will purchase the largest share affordable.

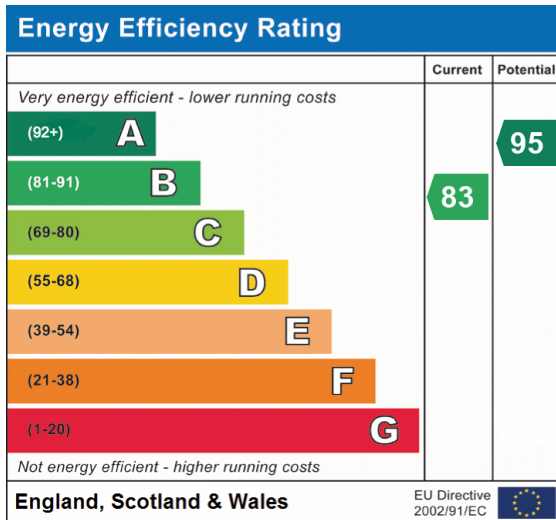
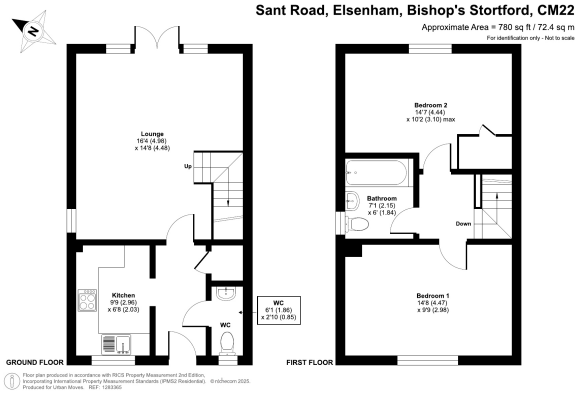
Shared Ownership Rent: £507.89 per month (subject to annual review).

Service Charge: £44.32 per month (subject to annual review).

Guideline Minimum Income: Dual - £52,900 | Single - £60,700 (based on minimum share and 10% deposit).

Council Tax: Band C, Uttlesford 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 Hallway

W.C.

6' 1" x 2' 10" (1.86m x 0.85m)

Kitchen

9' 9" x 6' 8" (2.96m x 2.03m)

Reception/Dining Room

16' 4" x 14' 8" (4.98m x 4.47m)

FIRST FLOOR

Landing

Bedroom 1

14' 8" x 9' 9" (4.47m x 2.98m)

Bathroom

7' 1" x 6' 0" (2.16m x 1.83m)

Bedroom 2

14' 7" x 10' 2" max. (4.45m x 3.10m)



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.