

## £160,000 Shared Ownership

Northampton Meadow, Great Bardfield, Essex CM7 4UD



- Guideline Minimum Deposit £24,000
- Two Storey, Two Bedroom, Semi Detached House
- Reception Room with Bay Window
- West/South-West Facing Rear Garden
- Guide Min Income Dual £39.1k | Single £45.4k
- Approx. 653 Sqft Gross Internal Area
- Kitchen/Dining Room
- Parking Space (+ Shared Visitor Parking)

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 50% share. Theoretical full market value £320,000 but see 'Please Note' below). This modern, double-fronted property has a central entrance hall which provides access to the stairs, to a dual-aspect reception room with bay window and to the kitchen/dining room. From here, a glazed door leads out to a west/south-west-facing garden with tiled seating area. On the first floor of the house is a stylish bathroom and two similar-sized bedrooms, one of which is currently sub-divided. The property was built to modern insulation standards and the windows are double glazed units throughout. There is an allocated parking space plus shared use of the visitor spaces. Great Bardfield is an attractive village approximately ten miles from Braintree and around twenty miles from the centre of Chelmsford. The local primary school is Ofsted-rated 'Good'.

**Please Note:** Staircasing is restricted to a maximum of 80% for this property.

**Housing Association:** Clarion.

**Tenure:** Leasehold (currently 99 years from 05/02/1997, 50 year extension in progress).

**Minimum Share:** 50% (£160,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £386.22 per month (subject to annual review).

**Service Charge:** £31.32 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £39,100 | Single - £45,400 (based on minimum share and 15% 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

#### Lounge

14' 1" into bay x 9' 5" max. (4.29m x 2.87m)

#### Kitchen / Dining Room

12' 6" max. x 10' 6" max. (3.81m x 3.20m)

### FIRST FLOOR

#### Landing

#### Bedroom 1

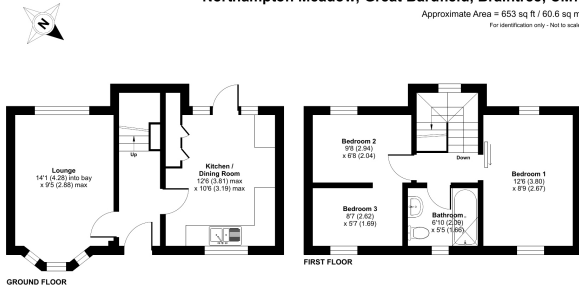
12' 6" x 8' 9" (3.81m x 2.67m)

#### Bathroom

6' 10" x 5' 5" (2.08m x 1.65m)

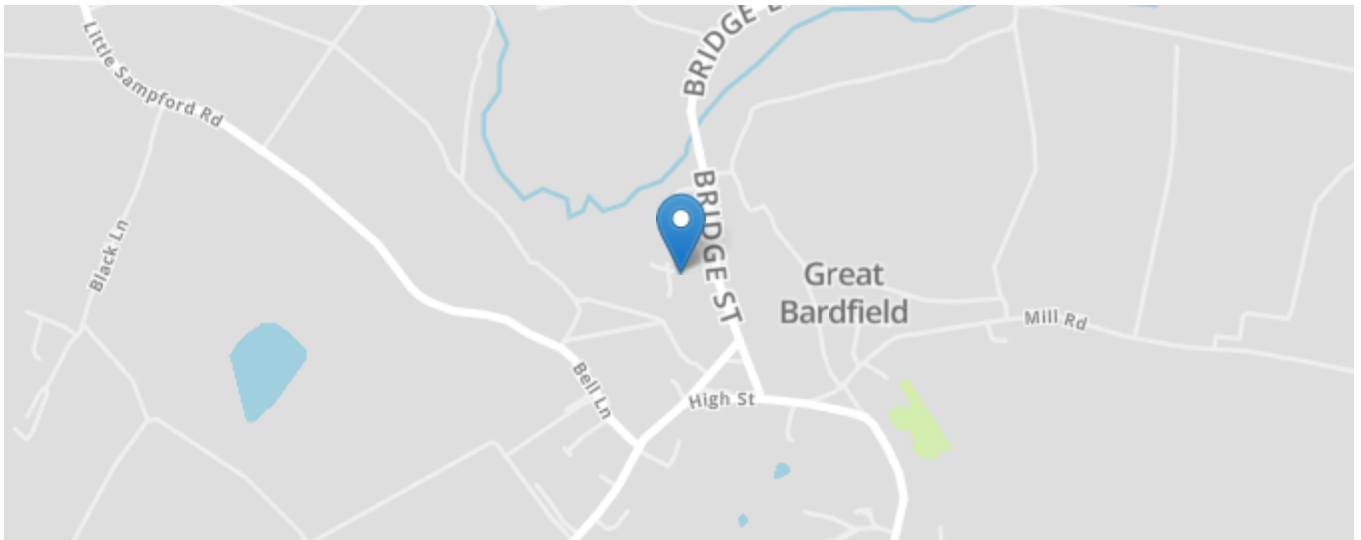
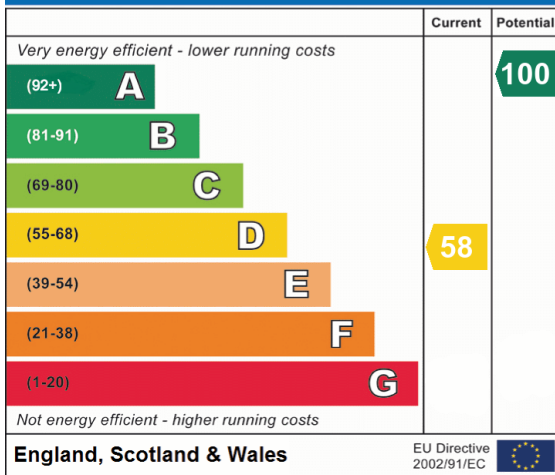
#### Bedroom 2

currently divided 9' 8" x 6' 8" (2.94m x 2.04m) plus 8' 7" x 5' 7" (2.62m x 1.69m)



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) (December 2018). Produced for Urban Moves. REF: 1287889

### Energy Efficiency Rating



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.