

£96,000 Shared Ownership

Crown Meadow Way, Newton St Faith, Norwich, Norfolk NR10 3GW



- Guideline Minimum Deposit £9,600
- Two Storey, Two Bedroom, Semi Detached House
- Bathroom, Shower Room and Downstairs W.C.
- South East Facing Rear Garden
- Guide Min Income Dual £28.3k | Single £33k
- Approx. 816 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Driveway Parking

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £240,000). An attractive, recently-built house in the village of Newton St. Faith. The semi-detached property has a cloakroom/WC just off the entrance hall, a kitchen/dining room with bay window and a reception room at the rear. Patio doors open onto a neatly-kept, south-east-facing garden which can also be accessed via the side gate. On the first floor of the house is a large main bedroom with en-suite shower room plus a second double bedroom and a naturally-lit bathroom with limestone-style tiles. Well insulated walls, roof and floor, high performance glazing and a modern gas central heating system all contribute towards a very good energy-efficiency rating. The house comes with a two-car driveway and is located approximately six miles to the north of Norwich city centre. Ofsted-list five primary schools within a two-mile radius, all rated 'Good'. Very long lease (freehold transferred on 100% ownership).

Housing Association: Clarion.

Tenure: Leasehold (990 years from 12/11/2021).

Minimum Share: 40% (£96,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £393.94 per month (subject to annual review).

Service Charge: £32.34 per month (subject to annual review).

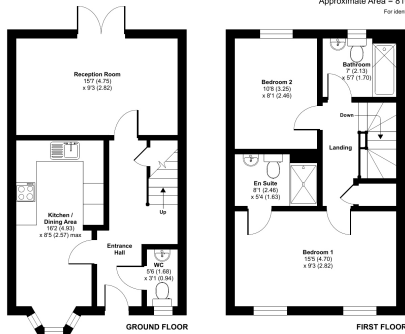
Guideline Minimum Income: Dual - £28,300 | Single - £33,000 (based on minimum share and 10% deposit).

Council Tax: Band B, Broadland 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.

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Approximate Area = 816 sq ft / 75.8 sq m
For identification only - not to scale



① Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
Incorporating International Property Measurement Standards (IPMS Residential). ©redbeacon 2023.
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DIMENSIONS

GROUND FLOOR

Entrance Hall

W.C.

5' 6" x 3' 1" (1.68m x 0.94m)

Kitchen / Dining Room

16' 2" x 8' 5" max. (4.93m x 2.57m)

Reception Room

15' 7" x 9' 3" (4.75m x 2.82m)

FIRST FLOOR

Landing

Bedroom 1

15' 5" x 9' 3" (4.70m x 2.82m)

En-Suite Shower Room

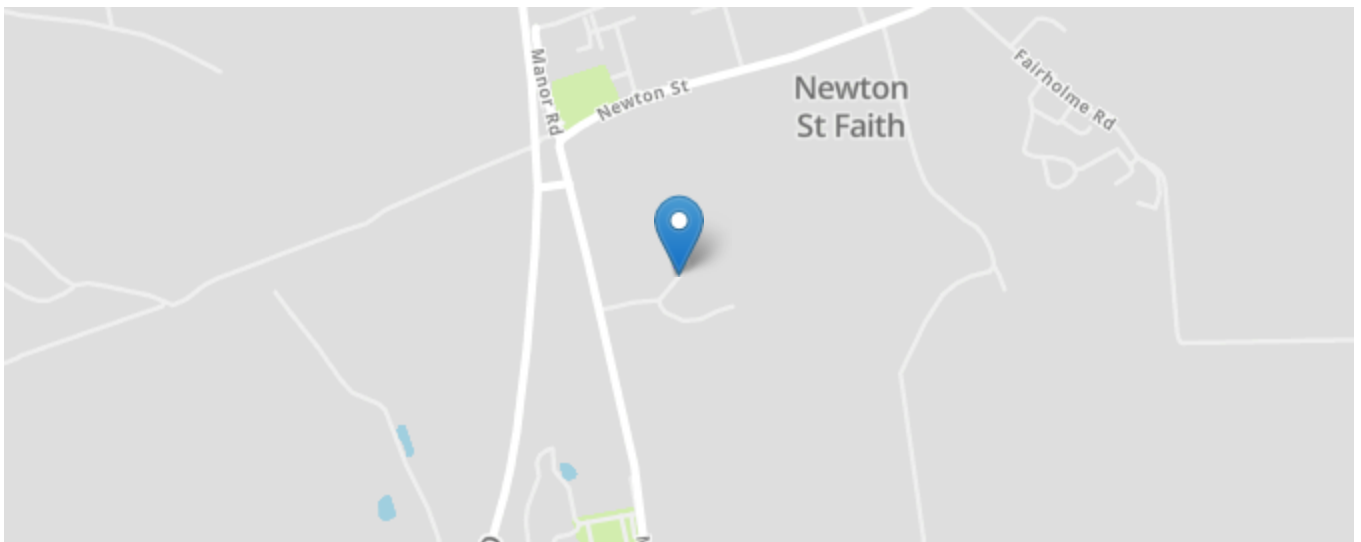
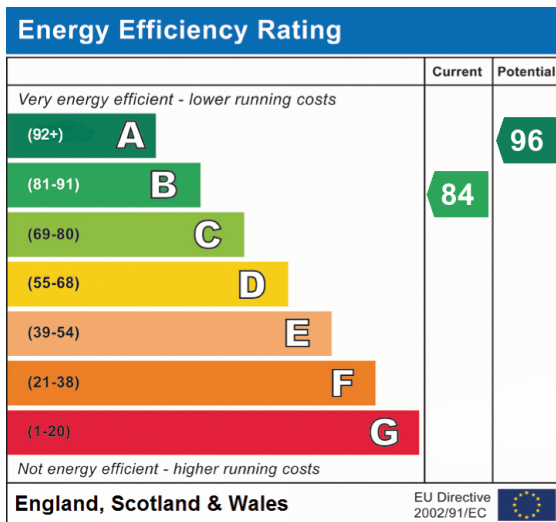
8' 1" max. x 5' 4" max. (2.46m x 1.63m)

Bedroom 2

10' 8" x 8' 1" (3.25m x 2.46m)

Bathroom

7' 0" x 5' 7" (2.13m x 1.70m)



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.