

## £134,000 Shared Ownership

The Gallops, Braintree, Essex CM7 5DJ



- Guideline Minimum Deposit £13,400
- Two Storey, Two Bedroom, Semi Detached House
- Bathroom plus Downstairs WC
- Rear Garden
- Guide Min Income Dual £39.7k | Single £46k
- Approx. 862 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Driveway Parking

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £335,000). An attractive, spacious and recently-constructed house on the semi-rural outskirts of Braintree. There is a built-in cupboard just inside the entrance, a good-sized kitchen, a ground-floor cloakroom/WC and a full-width reception room. A door leads out to the rear garden, which can also be accessed via a side gate. On the first floor of the property are two large double bedrooms and a sleek, modern bathroom. Well insulated wall, roof and floor combined with high performance glazing make for a very good energy-efficiency rating and heating/hot water is supplied by an air source heat pump. A driveway provides off-street parking space for two cars and the town centre can also be reached via bus or by brief bike ride. The house is held on a very long lease with the freehold transferrable on final staircasing (100% ownership).

**Housing Association:** Clarion.

**Tenure:** Leasehold (990 years from 24/01/2024). Freehold transferred on 100% ownership.

**Minimum Share:** 40% (£134,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £496.65 per month (subject to annual review).

**Service Charge:** £34.98 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £39,700 | Single - £46,000 (based on minimum share and 10% deposit).

**Council Tax:** Band C, 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

#### Kitchen

9' 7" x 7' 1" (2.92m x 2.16m)

#### W.C.

5' 10" x 5' 2" (1.78m x 1.57m)

#### Lounge

15' 6" x 12' 1" (4.72m x 3.68m)

### FIRST FLOOR

#### Landing

#### Bedroom 1

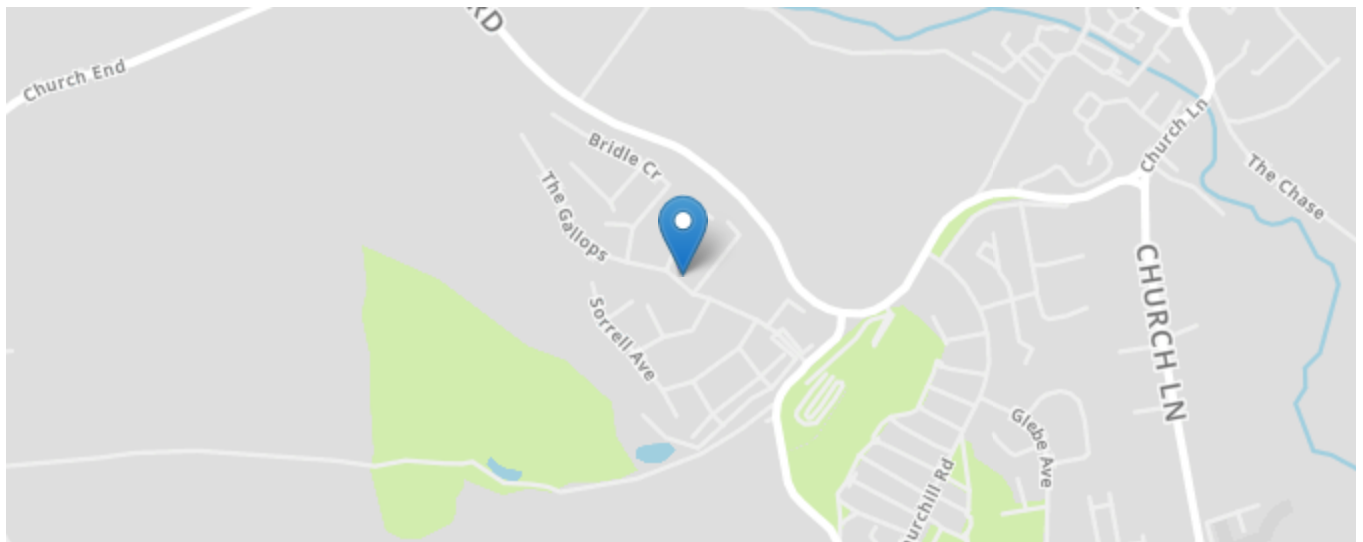
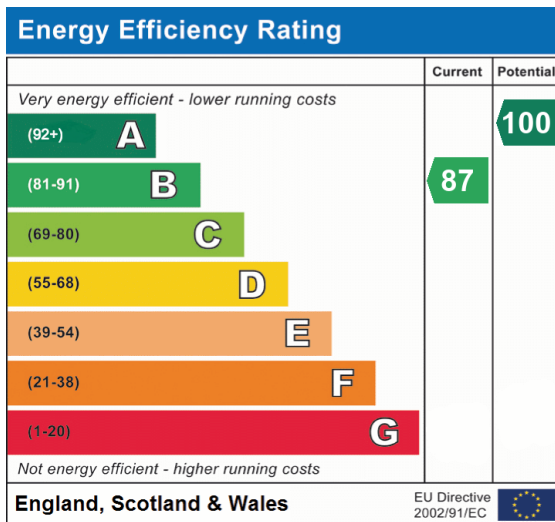
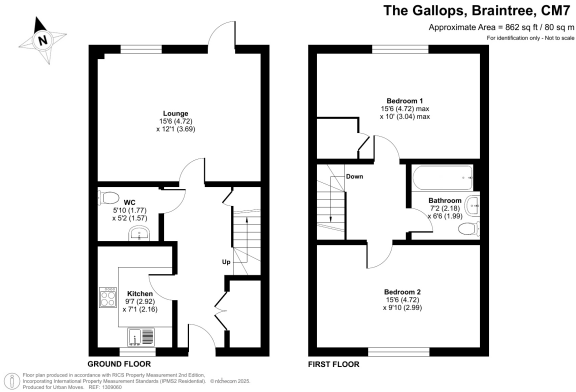
15' 6" max. x 10' 0" max. (4.72m x 3.05m)

#### Bathroom

7' 2" max. x 6' 6" max. (2.18m x 1.98m)

#### Bedroom 2

15' 6" x 9' 10" (4.72m x 3.00m)



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.