

## £230,400 Shared Ownership

Chapel Lane Close, Croxley Green, Rickmansworth, Hertfordshire WD3 3GF



- Guide Dual Income £77.5k 20% deposit £46.1k
- Two Storey, Three Bedroom, Semi Detached House
- Bathroom, Shower Room and Downstairs W.C.
- Rear Garden
- Guide Single Income £79.3k 35% deposit £80.6k
- Approx. 1078 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Two-car Driveway Parking

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 32% share. Full market value £720,000). A great chance to buy a spacious, shared-ownership family home. This recently-constructed, semi-detached property has a conventional, modern layout: A cloakroom/WC just off the entrance hall, a smart looking kitchen and a dual-aspect reception/dining room with patio doors that open onto a fifty-foot rear garden. On the first floor is a main bedroom with fitted, mirror-fronted wardrobe and naturally lit en-suite shower room plus two further double bedrooms and a stylish bathroom. Well insulated walls, roof and floor and high performance glazing make for a very good energy-efficiency rating. The heating is a mix of under-floor pipes and wall-mounted radiators, supplied by an air-source heat pump. The house comes with a two-car driveway and Croxley Station (Metropolitan Line) can also be reached on foot, via bus or by brief cycle ride. The local schools are all Ofsted-rated either 'Good' or 'Outstanding'.

**Housing Association:** Clarion.

**Tenure:** Leasehold (990 years from 14/02/2025). Freehold transferred on 100% ownership.

**Minimum Share:** 32% (£230,400).

**Shared Ownership Rent:** £1028.50 per month (subject to annual review).

**Service Charge:** £42.00 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £77,500 (based on minimum share and 20% deposit £46,080) | Single - £79,300 (minimum share, 35% deposit £80,640).

**Council Tax:** Band F, Three Rivers 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

#### W.C.

6' 3" x 4' 9" (1.91m x 1.44m)

#### Kitchen

12' 8" x 8' 0" (3.86m x 2.44m)

#### Living / Dining Room

17' 9" max. x 17' 3" max. (5.40m x 5.27m)

#### Garden

51' 9" x 25' 1" (15.77m x 7.64m)

### FIRST FLOOR

#### Landing

#### Bedroom 1

13' 9" max. x 9' 3" max. (4.18m x 2.81m)

#### En-Suite Shower Room

6' 7" x 4' 4" (2.00m x 1.31m)

#### Bedroom 2

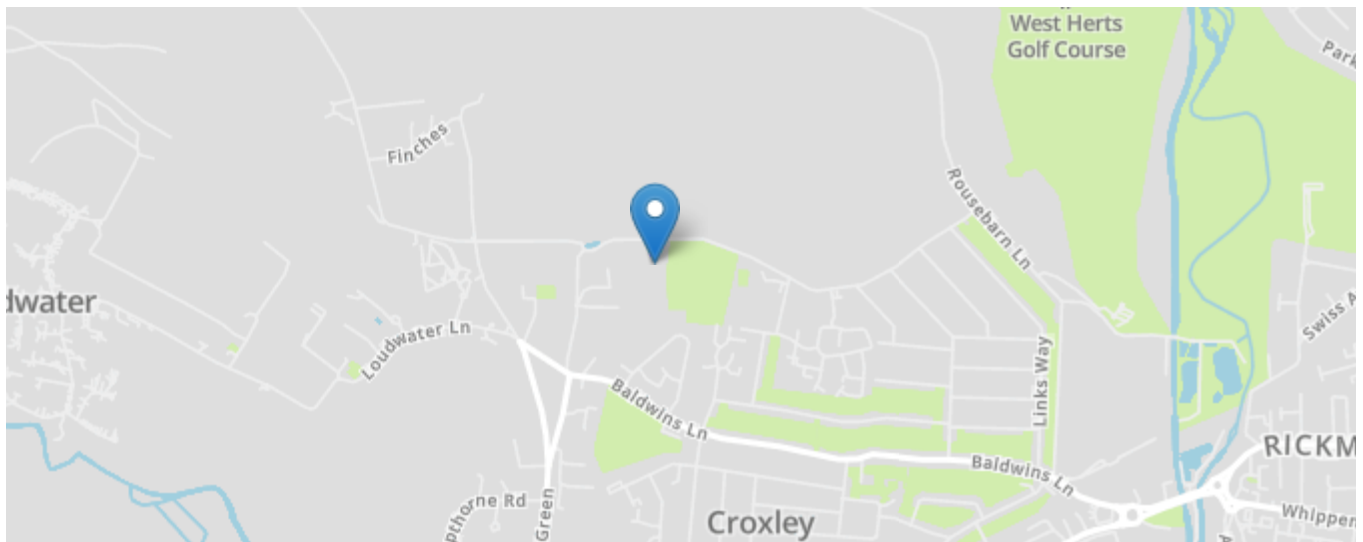
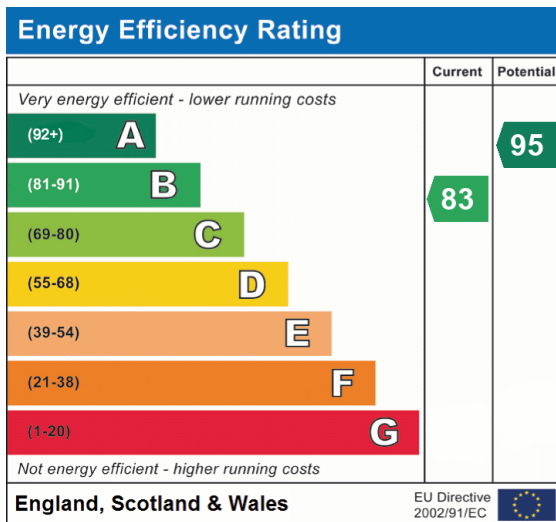
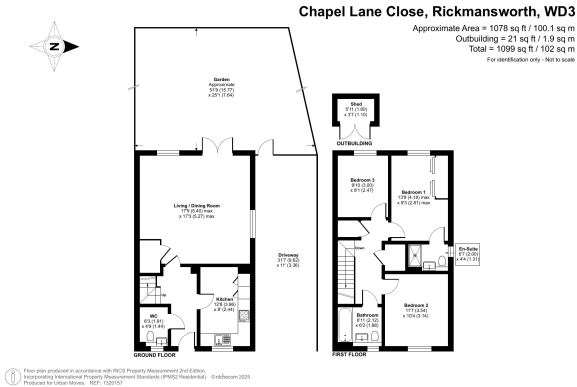
11' 7" x 10' 4" (3.54m x 3.14m)

#### Bedroom 3

9' 10" x 8' 1" (3.00m x 2.47m)

#### Bathroom

6' 11" max. x 6' 2" max. (2.11m x 1.88m)



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.