

## £110,000 Shared Ownership

North Crockerford, Basildon, Essex SS16 4HZ



- Guideline Minimum Deposit £11,000
- Ground Floor
- Semi-Open-Plan Kitchen/Reception Room
- Communal Parking
- Guide Min Income Dual £25k | Single £28k
- Approx. 700 Sqft Gross Internal Area
- Modern Double Glazing and Gas Central Heating
- Town Centre/Station Within Easy Reach

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 50% share. Full market value £220,000). A well-proportioned and well-presented, two-bedroom flat on the ground floor of this modern development. The property features an approximately nineteen-foot, dual-aspect reception room with a semi-open-plan kitchen area. The bedrooms are both good-sized doubles and there is a bathroom with large overhead and separate hand-held showers. Well insulated walls, modern double glazing and gas central heating make for a good energy-efficiency rating. Basildon town centre and railway station (for C2C services between Shoeburyness and London Fenchurch Street) can be reached via short bus or bike ride. The development has communal parking.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 01/04/2009).

**Minimum Share:** 50% (£110,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £132.43 per month (subject to annual review).

**Service Charge:** £88.43 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £25,000 | Single - £28,000 (based on minimum share and 10% deposit).

**Council Tax:** Band B, Basildon 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. Pets not permitted (except assistance animals).

## DIMENSIONS

### GROUND FLOOR

#### Entrance Hallway

#### Bedroom 1

13' 9" x 8' 10" (4.20m x 2.70m)

#### Bedroom 2

13' 9" max. x 9' 2" max. (4.19m x 2.79m)

#### Lounge

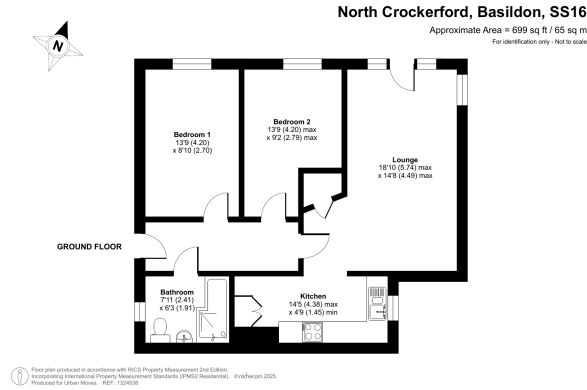
18' 10" max. x 14' 8" max. (5.74m x 4.47m)

#### Kitchen

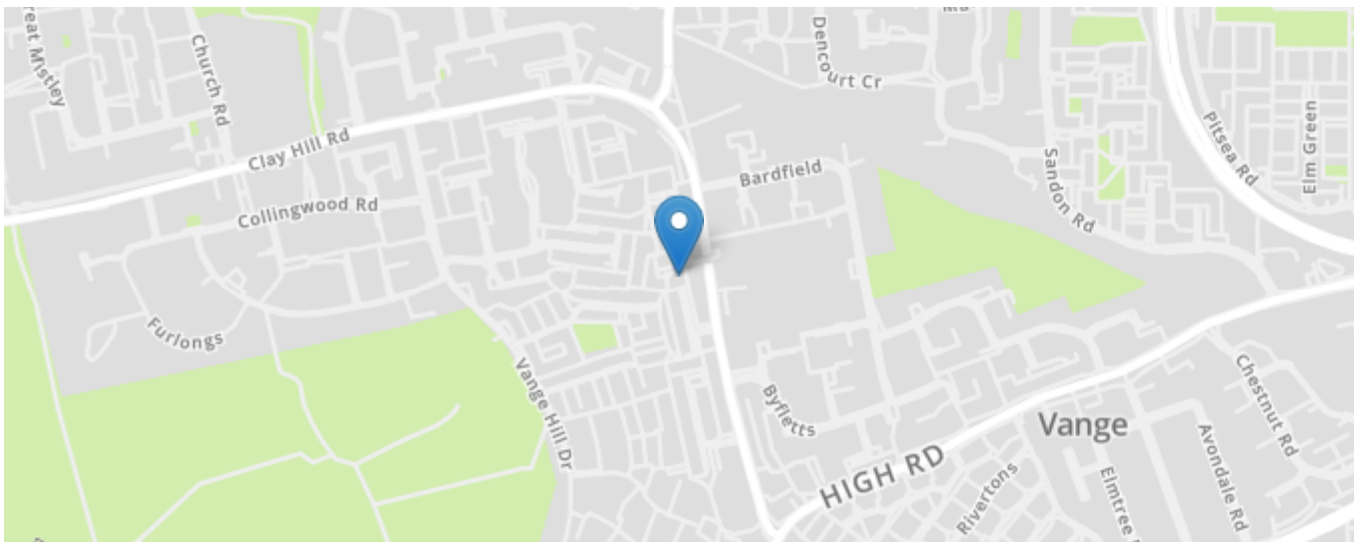
14' 5" max. x 4' 9" min. (4.39m x 1.45m)

#### Bathroom

7' 11" max. x 6' 3" max. (2.41m x 1.91m)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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.