

Prices from  
**£172,500\***

**Hastoe**  
Group

Shared Ownership Existing Sale

# Salmon Field, Newport, Essex, CB11 3NR



**Two bedroom semi-detached house for sale on a shared ownership basis at 50% minimum share (maximum share of 80%)**

- Parking for two cars
- Fitted kitchen
- Central heating
- Triple glazing
- Over bath shower
- Downstairs WC
- Private garden



**Full Market Price** £345,000

**Minimum Share** 50%

**Share Value** £172,500

**Monthly Rent** £449.71

**Service Charge PCM** £32.26  
Including buildings insurance

**Total Monthly Charge** £481.97

**Next Rent Increase Due** April 2026

**EPC RATING:** B84

\*This represents a 50% share of the full market value (£345,000), please see the affordability schedule for full details of costs available on our website. Please note all costs in this leaflet are intended as a guide and may differ from the actual cost at the time of sale.



**Kitchen: 3.40m x 3.70m**

**Living room: 3.40m x 3.60m**

**Bathroom: 2.30m x 2.00m**

**Bedroom 1: 3.40m x 3.70m**

**Bedroom 2: 3.40m x 3.60m**

**Garden: 11.0m x 13.0m**

This home is an ideal opportunity to get on to the property ladder with Hastoe. This property is being sold under the shared ownership scheme whereby you purchase a share in the property and pay a reduced rent on the remaining Hastoe equity.

### **Purchaser Requirements**

You must:

- Be a first time buyer or not currently named on a mortgage
- Demonstrate you meet the minimum income requirements
- Demonstrate a deposit sufficient to obtain a mortgage for the property
- Have a local connection to the area

**Contact Hastoe**

**sales@hastoe.com**

**Apply online at : [www.hastoesales.com](http://www.hastoesales.com)**

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