

£122,500 Shared Ownership

New Hall Lane, Great Cambourne, Cambridgeshire CB23 6GE



- Guideline Minimum Deposit £18,375
- Three Storey, Three Bedroom, Mid Terrace House
- Reception plus Separate Dining Room
- East/South East Facing Rear Garden
- Guide Min Income Dual £41.8k | Single £48k
- Approx. 1200 Sqft Gross Internal Area
- Modern Double Glazing and Gas Central Heating
- Two Parking Spaces

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Theoretical full market value £350,000 but see 'Please note' below). A modern, mid-terrace house which provides twelve hundred square feet of accommodation arranged over three levels. There is a dining room (currently used as a gaming room) just off the entrance hall, a ground-floor cloakroom/WC and a good-sized kitchen. The main reception room is on the first floor and full-width. The largest of the three bedrooms is also on this floor while further upstairs, on the second floor, are the two remaining bedrooms and a stylish, naturally-lit bathroom. Well insulated walls and roof, double glazing and gas central heating make for a good energy-efficiency rating. The house comes with front and rear gardens and two allocated spaces in the parking area behind the terrace. New Hall Lane is just minutes from a Morrisons supermarket and there are other stores nearby. Cambourne Fitness & Sports Centre is also only a short walk away. If travelling further afield, the nearby A428 runs east towards Cambridge, connecting to the M11 just outside the city.

Please note: 'Staircasing' on this property is limited to a maximum of 80%.

Housing Association: Clarion.

Tenure: Leasehold (currently 99 years from 07/09/2007, 50 year lease extension in progress).

Minimum Share: 35% (£122,500). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £621.40 per month (subject to annual review).

Service Charge: £28.82 per month (subject to annual review).

Guideline Minimum Income: Dual - £41,800 | Single - £48,000 (based on minimum share and 10% deposit).

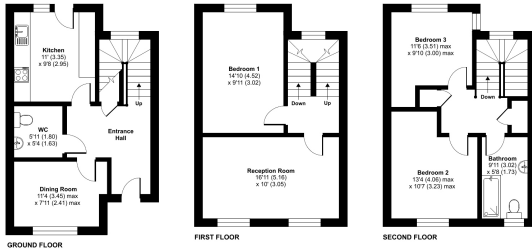
Council Tax: Band D, South Cambridgeshire District Council. Priority is given to applicants living and/or working in this local authority.

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.

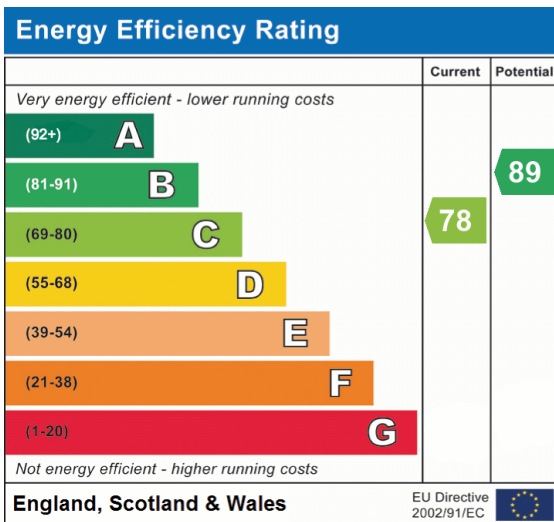


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Approximate Area = 1201 sq ft / 111.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS: Residential). Groundroom 2022. Produced for Urban Moves. REF: 1331762



DIMENSIONS

GROUND FLOOR

Entrance Hall

Dining Room

11' 4" max. x 7' 11" max. (3.45m x 2.41m)

Cloakroom

5' 11" x 5' 4" (1.80m x 1.63m)

Kitchen

11' 0" x 9' 8" (3.35m x 2.95m)

FIRST FLOOR

Landing

Reception Room

16' 11" x 10' 0" (5.16m x 3.05m)

Bedroom 1

14' 10" x 9' 11" (4.52m x 3.02m)

SECOND FLOOR

Landing

Bedroom 2

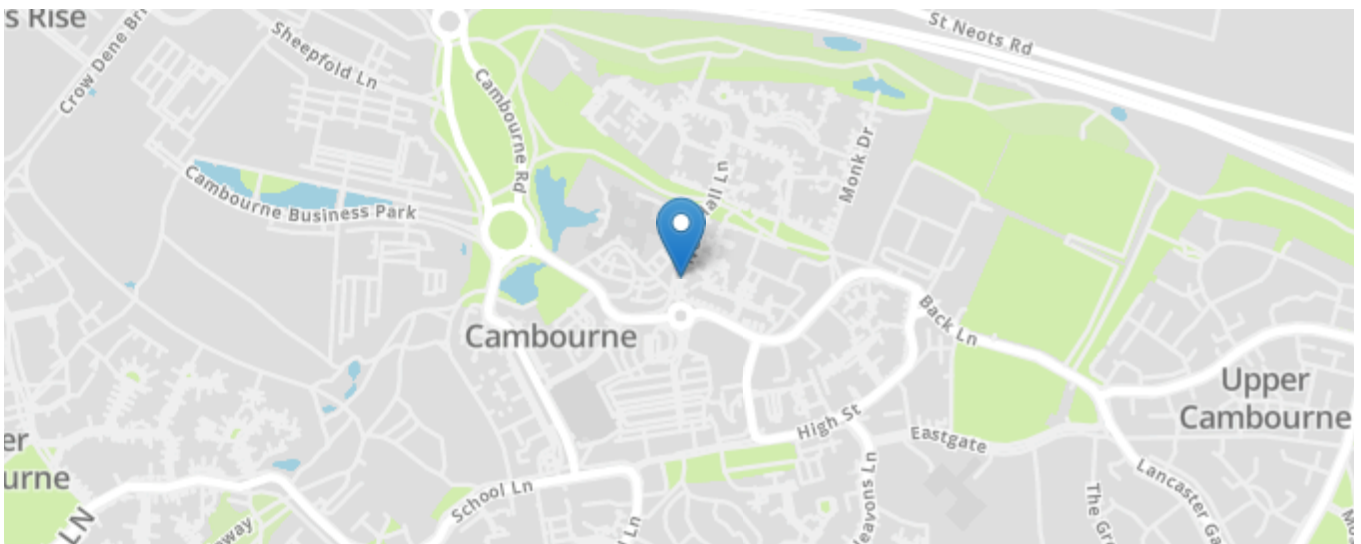
13' 4" max. x 10' 7" max. (4.06m x 3.23m)

Bedroom 3

11' 6" max. x 9' 10" max. (3.51m x 3.00m)

Bathroom

9' 11" x 5' 8" (3.02m x 1.73m)



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.