

£125,100 Shared Ownership

Silverdale Avenue, Coton, Cambridge CB23 7PP



- Guideline Minimum Deposit £12,510
- Two Storey, Two Bedroom, Mid Terrace House
- Bathroom plus Downstairs WC
- Rear Garden
- Guide Min Income Dual £46.5k | Single £53.2k
- Approx. 884 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Parking Space

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 30% share. Full market value £417,000). This smartly-presented, mid-terrace property is in the village of Coton, just to the west of Cambridge. The property features a good-sized kitchen and a spacious reception room with a door which leads out to a neatly-kept rear garden with patio, lawn and timber shed. Upstairs, on the first floor of the house, the bedrooms are both comfortable doubles and one includes a built-in wardrobe. There is a bathroom with pencil mosaic tiles plus a ground-floor cloakroom/WC decorated in the same style. Well insulated walls and loft, modern double glazing, gas central heating and roof-mounted solar panels make for a very good energy-efficiency rating. The house comes with a forecourt parking space and Cambridge city centre can be easily reached by bike.

Housing Association: Clarion.

Tenure: Leasehold (125 years less 10 days from 30/05/2008).

Minimum Share: 30% (£125,100). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £717.01 per month (subject to annual review).

Service Charge: £36.85 per month (subject to annual review).

Guideline Minimum Income: Dual - £46,500 | Single - £53,200 (based on minimum share and 10% deposit).

Council Tax: Band C, 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.

DIMENSIONS

GROUND FLOOR

Entrance Hall

Kitchen

11' 0" max. x 8' 4" max. (3.35m x 2.54m)

W.C.

5' 6" x 4' 6" (1.68m x 1.37m)

Reception Room

15' 2" x 12' 3" (4.62m x 3.73m)

FIRST FLOOR

Landing

Bedroom 1

11' 9" x 11' 7" (3.58m x 3.53m)

Bathroom

8' 4" max. x 6' 7" max. (2.54m x 2.01m)

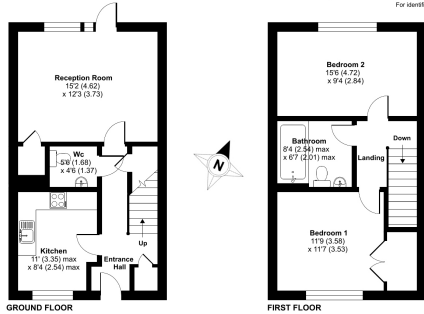
Bedroom 2

15' 6" x 9' 4" (4.72m x 2.84m)

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Approximate Area = 884 sq ft / 82.1 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) (December 2018). Produced for Urban Moves. REF: 1332269

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	82	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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.