

## £100,000 Shared Ownership

Redwing Road, Sandbach, Cheshire CW11 3TS



- Guideline Minimum Deposit £10,000
- Two Storey, Three Bedroom, Mid Terrace House
- Bathroom plus Downstairs WC
- Rear Garden
- Guide Min Income Dual £27.7k | Single £32k
- Approx. 794 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Two Parking Spaces

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 40% share. Full market value £250,000). A great chance to buy a three-bedroom, shared-ownership family home. This recently-constructed and immaculately-presented property has a reception room with open staircase, a central cloakroom and a spacious and attractive kitchen/dining room with integrated appliances. Double doors lead out to a garden with patio plus a seating area at the rear. On the first floor of the house are two generously-sized bedrooms plus a smaller third bedroom and a simple yet stylish, naturally-lit bathroom. Well insulated walls, roof and floor, high performance glazing and a modern gas central heating system all contribute towards a very good energy-efficiency rating. The property comes with parking for two cars and is within comfortable walking distance or a brief bus/bike ride of Sandbach Railway Station. The town centre is also within easy reach. Ofsted list four primary schools and two secondary schools within a mile radius of Redwing Road, all rated 'Good'.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 19/11/2021). Freehold transferred on 100% ownership.

**Minimum Share:** 40% (£100,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £358.91 per month (subject to annual review).

**Service Charge:** £20.45 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £27,700 | Single - £32,000 (based on minimum share and 10% deposit).

**Council Tax:** Band C, Cheshire East 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.

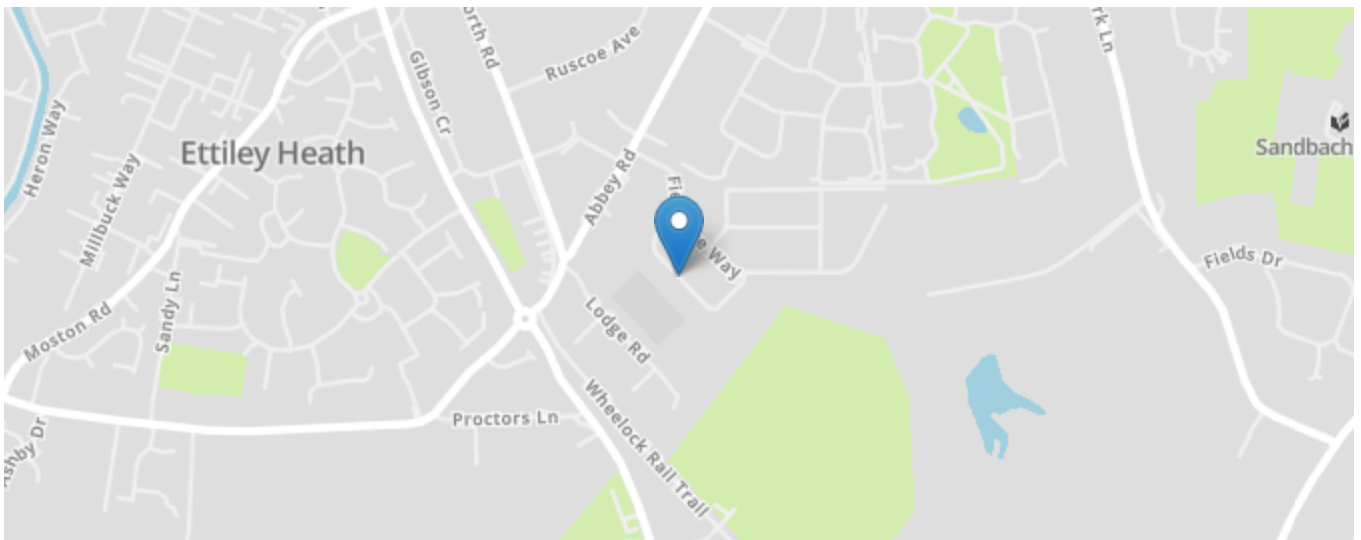
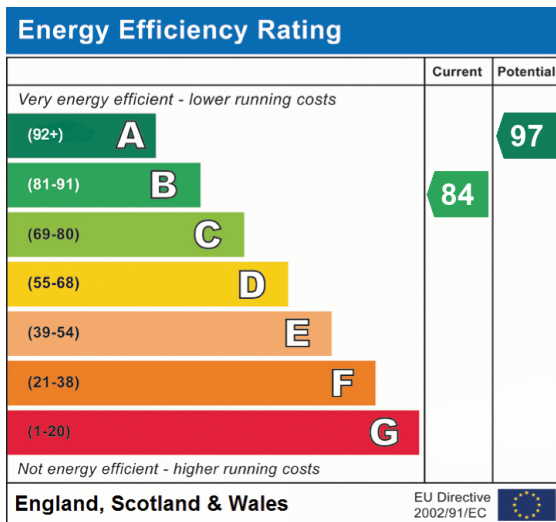
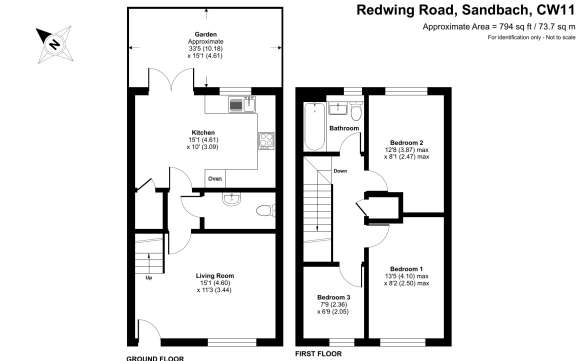
## DIMENSIONS

### GROUND FLOOR

#### Living Room

15' 1" max. x 11' 3" (4.60m x 3.44m)

#### Inner Hall



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.