

Prices from  
**£92,750\***



Shared Ownership Existing Sale

# Rule Gardens, Fordham, Cambridgeshire, CB7 5YN



**Two bedroom semi-detached house for sale on a shared ownership basis at 35% minimum share (maximum share of 80%)**

- Two allocated parking spaces
- Fitted kitchen
- Gas central heating
- Double glazing
- Over-bath
- Downstairs WC
- Private garden



**Full Market Price** £265,000

**Minimum Share** 35%

**Share Value** £92,750

**Monthly Rent** £361.44

**Service Charge PCM** £37.06  
Including buildings insurance

**Total Monthly Charge** £398.50

**Next Rent Increase Due** April 2026

**EPC RATING:** C80

\*This represents a 35% share of the full market value (£265,000). 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: 3.05m x 2.13m**

**Living room: 4.57m x 2.74m**

**Bathroom: 1.83m x 1.37m**

**Bedroom 1: 3.96m x 3.05m**

**Bedroom 2: 4.57m x 2.74m**

**Downstairs WC: 2.13m x 1.52m**

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**  
**0800 783 3097**

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