

## £75,250 Shared Ownership

Elizabeth House, Kingsmead Avenue, Chichester, West Sussex PO19 6GR



- Guideline Minimum Deposit £7,525
- Second (Top) Floor
- Dual Aspect Kitchen/Reception Room
- Parking Space
- Guide Min Income Dual £26.8k | Single £30.7k
- Approx. 532 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Very Long Lease

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £215,000). This spacious and smartly-presented flat is on the top (second) floor of a recently-constructed development and offers a very pleasant view of the surrounding countryside. The property has a twenty-one-foot, dual-aspect reception room with open-plan kitchen area featuring sleek, white units, a contrasting worktop and integrated appliances. There is a generously-sized bedroom and a simple, modern bathroom. A large storage/utility cupboard has been provided in the entrance hallway and well insulated walls and roof, high performance glazing and a communal heating/hot water system all contribute towards a very good energy-efficiency rating. The property is held on a very long lease and comes with use of an allocated parking space. The city centre can also be reached on foot, via bus or by brief cycle ride.

**Housing Association:** Clarion.

**Tenure:** Leasehold (990 years from 01/07/2023).

**Minimum Share:** 35% (£75,250). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £330.51 per month (subject to annual review).

**Service Charge:** £159.92 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £26,800 | Single - £30,700 (based on minimum share and 10% deposit).

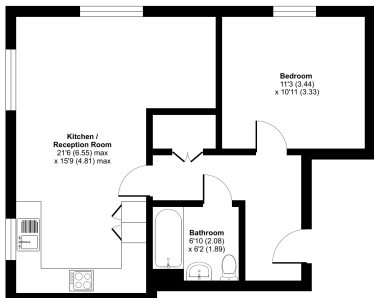
**Council Tax:** Band B, Chichester District Council. Priority is given to applicants living and/or working in this local authority.

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. Pets not permitted (except assistance animals).



Kingsmead Avenue, Chichester, PO19

Approximate Area = 532 sq ft / 49.4 sq m  
For identification only - Not to scale



① Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating the related Property Measurement Standards (PMS2) standards. © Urban Moves, 2021. Produced for Urban Moves, REF: 100862

## DIMENSIONS

### SECOND FLOOR

#### Entrance Hallway

#### Bedroom

11' 3" x 10' 11" (3.44m x 3.33m)

#### Bathroom

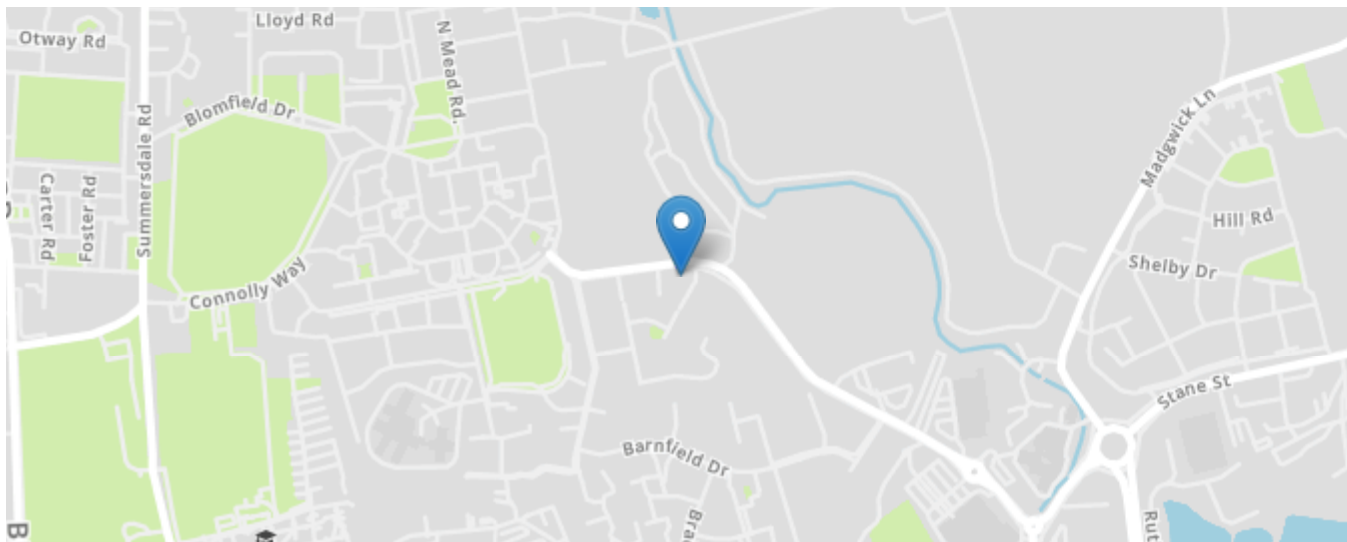
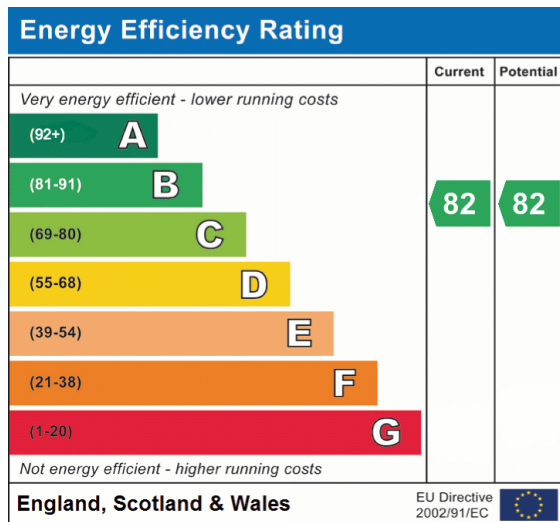
6' 10" max. x 6' 2" max. (2.08m x 1.89m)

#### Reception

21' 6" max. x 15' 9" max. (6.55m x 4.81m)

#### Kitchen

included in reception measurement



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.