

Shared Ownership

87 Hambrook Lane, Stoke Gifford, Gloucestershire, BS34 8QF



- Guideline Minimum Deposit £7,625
- Two Storey, Two Bedroom, End of Terrace House
- Bathroom plus Downstairs WC
- Rear Garden
- Guide Min Income Dual £31.5k | Single £37.6k
- Approx. 838 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Two Car Driveway (+ Shared Visitor Parking)

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £305,000). A recently-constructed house in the village of Stoke Gifford. The property forms one end of a short, three-house terrace and has a conventional layout with the reception at the front, a central cloakroom and an attractive kitchen/dining room which leads to the rear garden. On the first floor are two spacious bedrooms and a smart, modern, naturally-lit bathroom. Well insulated walls, roof and floor, high performance glazing and gas central heating all contribute towards a very good energy-efficiency rating. The house comes with a two-car driveway plus there are a couple of, shared, visitor spaces opposite. Ofsted list four primary schools and a secondary within a mile radius, all rated 'Good'. Bristol Parkway Railway Station is within comfortable walking distance or a brief bus/bike ride and the location offers convenient access to the M4 and M32 motorways, if driving.

Housing Association: Clarion.

Tenure: Leasehold (250 years from 01/12/2020). Freehold transferred on 100% ownership.

Minimum Share: 25% (£76,250). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £612.77 per month (subject to annual review).

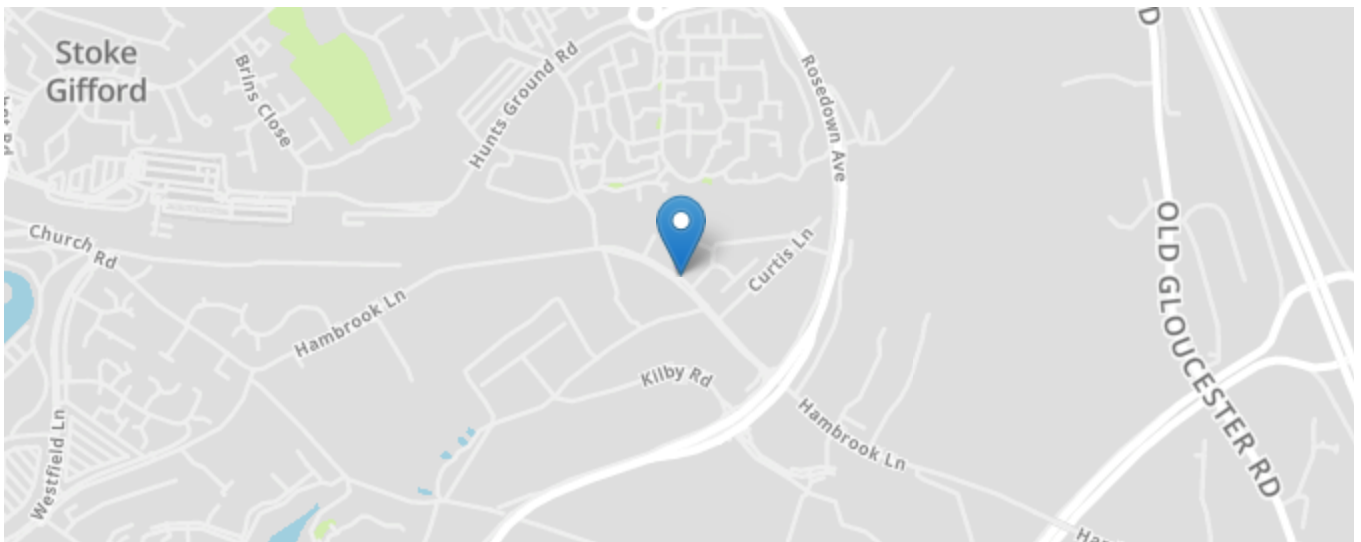
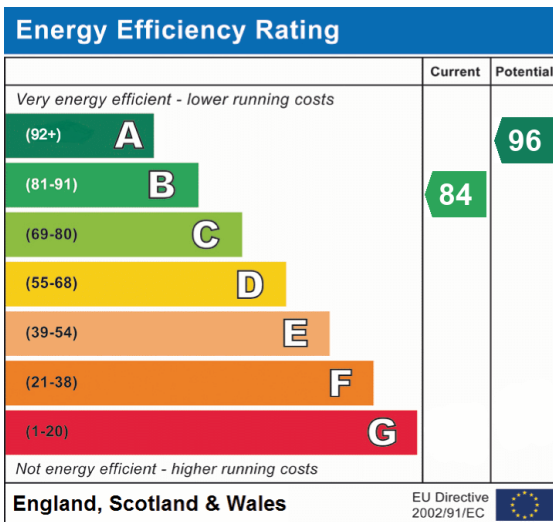
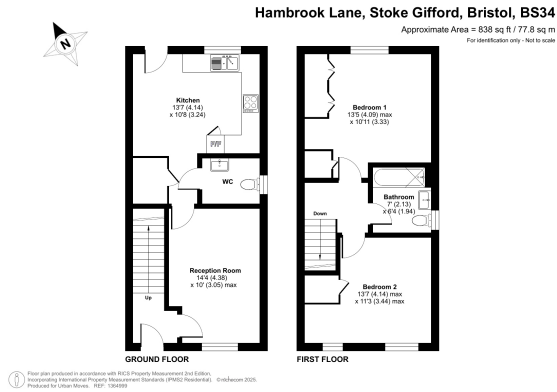
Service Charge: £45.16 per month (subject to annual review).

Guideline Minimum Income: Dual - £31,500 | Single - £37,600 (based on minimum share and 10% deposit).

Council Tax: Band C, South Gloucestershire 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



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.