

£67,000 Shared Ownership

Albemarle Avenue, Hartford, Cheshire CW8 1HS



- Guideline Minimum Deposit £6,700
- Two Storey, Enclosed Terrace House
- Bathroom plus Downstairs WC
- Parking Space
- Guideline Minimum Income £21,200
- Approx. 526 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Short Walk from Hartford Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £167,500). A rare chance to buy a one-bedroom, shared-ownership house. The smartly-presented, mid-terrace property has a cloakroom just off the entrance hall with the remainder of the ground floor devoted to a reception room and semi-open-plan kitchen featuring sleek, white units and integrated appliances. Upstairs, the bedroom includes a built-in wardrobe, the bathroom is simple yet stylish and the naturally-lit hallway provides additional space that could serve as a study area. Well insulated walls, roof and floor, high performance glazing and a modern gas central heating system make for a very good energy-efficiency rating. The house comes with use of an allocated, off-street parking space and Albemarle Avenue is also within easy walking distance of Hartford Railway Station.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/06/2019). Freehold transferred on 100% ownership.

Minimum Share: 40% (£67,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £262.62 per month (subject to annual review).

Service Charge: £37.18 per month (subject to annual review).

Guideline Minimum Income: £21,200 (based on minimum share and 10% deposit).

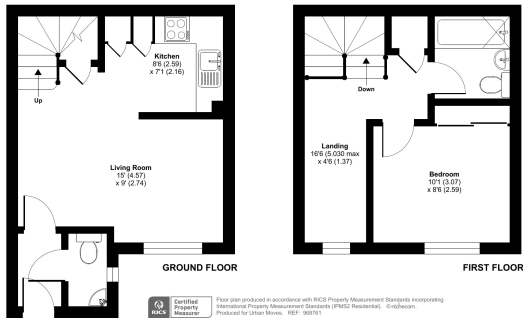
Council Tax: Band B, Cheshire West and Chester Council. Priority is given to applicants living and/or working in this local authority.

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.



Albemarle Avenue, Hartford, Northwich, CW8

Approximate Area = 526 sq ft / 48.9 sq m
For identification only - Not to scale



DIMENSIONS

GROUND FLOOR

Entrance Hall

W.C.

Living Room

15' 0" x 9' 0" (4.57m x 2.74m)

Kitchen

8' 6" x 7' 1" (2.59m x 2.16m)

FIRST FLOOR

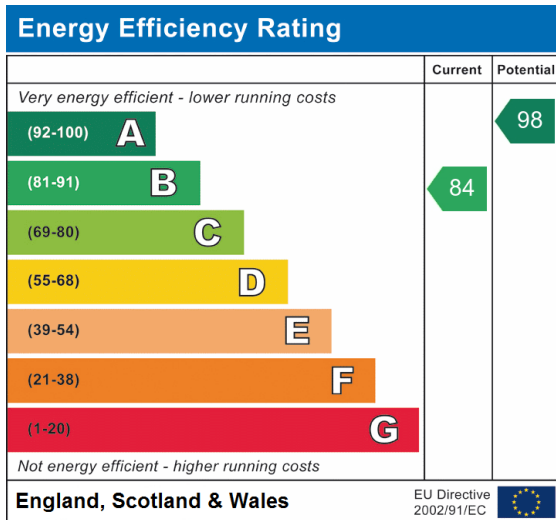
Landing

16' 6" x 4' 6" (5.03m x 1.37m)

Bedroom

10' 1" x 8' 6" (3.07m x 2.59m)

Bathroom



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.