

£96,800 Shared Ownership

Cockpit Place, Congleton, Cheshire CW12 2QB



- Guideline Minimum Deposit £9,680
- Two Storey, Three Bedroom, End of Terrace House
- Bathroom plus Downstairs WC
- South/South-East Facing Rear Garden
- Guide Min Income Dual £27.8k | Single £32.1k
- Approx. 884 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Driveway Parking

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £242,000). A great chance to buy a three-bedroom, shared-ownership family home with south-south-east-facing rear garden and driveway parking. The recently-constructed, end-of-terrace property house is on the semi-rural outskirts of Congleton and has a good-sized reception room and a kitchen/dining room. The kitchen has a dedicated utility area and also provides access to both the garden and an under-stairs cloakroom/WC. On the first floor of the house are two spacious double bedrooms plus a smaller third bedroom and a 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 a two-car driveway and the town centre can also be reached via bus or bike. The two nearby primary schools and the local secondary school are all Ofsted-rated 'Good'.

Housing Association: Clarion.

Tenure: Leasehold (990 years from 01/04/2021). Freehold transferred on 100% ownership.

Minimum Share: 40% (£96,800). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £357.12 per month (subject to annual review).

Service Charge: £42.76 per month (subject to annual review).

Guideline Minimum Income: Dual - £27,800 | Single - £32,100 (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

Entrance Hall

Reception Room

14' 4" max. x 12' 3" max. (4.37m x 3.73m)

Kitchen / Dining Room

15' 6" max. x 13' 8" max. (4.72m x 4.17m)

W.C.

FIRST FLOOR

Landing

Bedroom 1

15' 5" max. x 8' 6" max. (4.69m x 2.59m)

Bedroom 2

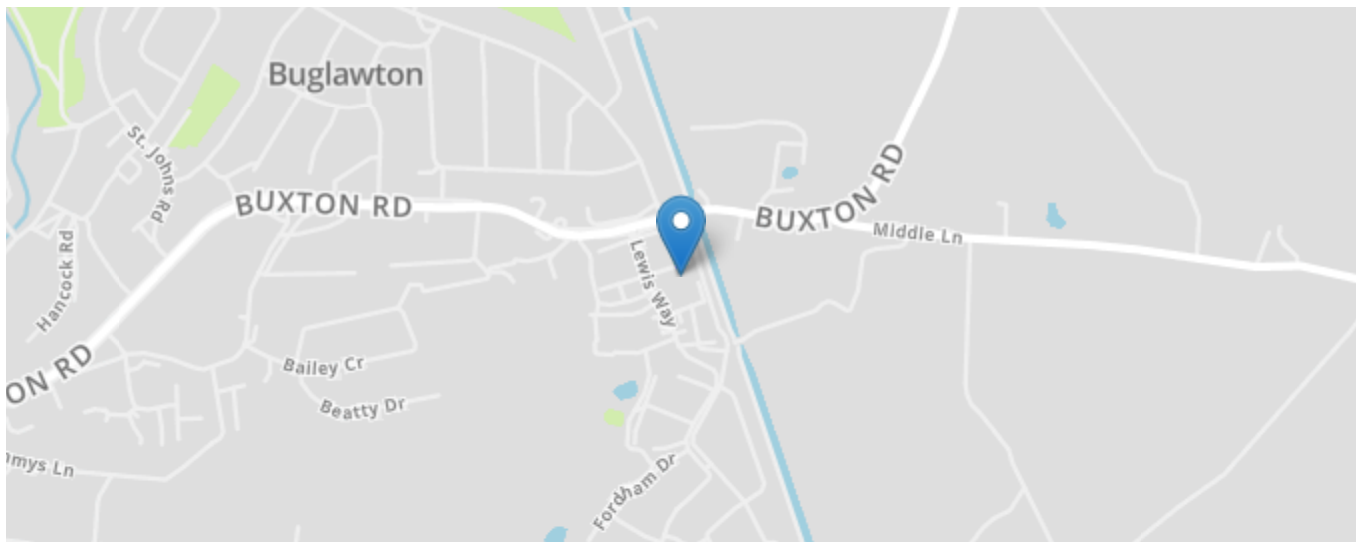
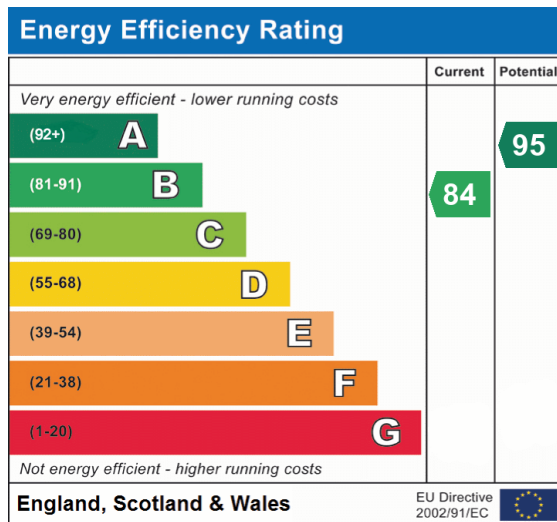
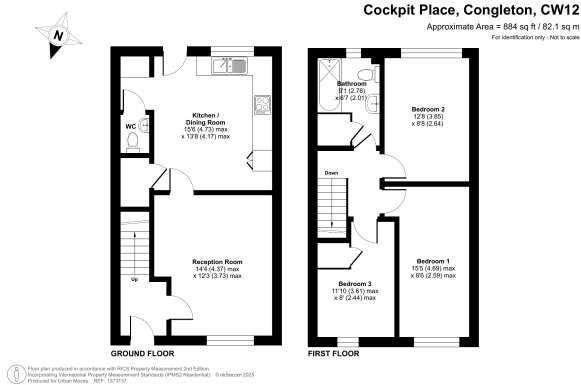
12' 8" x 8' 8" (3.85m x 2.64m)

Bedroom 3

11' 10" max. x 8' 0" max. (3.61m x 2.44m)

Bathroom

9' 1" max. x 6' 7" max. (2.76m x 2.01m)



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.