

£80,500 Shared Ownership

The Nightingales, Haywards Heath, East Sussex RH17 7GH



- Guideline Minimum Deposit £8,050
- Ground Floor
- Dual Aspect Reception Room
- Fitted Wardrobe in Bedroom
- Parking Space
- Guide Min Income Dual £26.8k | Single £30.7k
- Approx. 546 Sqft Gross Internal Area
- Semi-Open-Plan Kitchen
- Very Good Energy Efficiency Rating
- Short Bike Ride from Town Centre

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £230,000). This beautifully-presented, ground-floor flat forms part of the Greenhill Grange development to the south-east of Haywards Heath. The property has a naturally-lit entrance hallway leading to a twenty-foot, dual-aspect reception room. Semi-open-plan to this is a kitchen featuring sleek, handle-less units and attractive wall tiles. The spacious bedroom includes a fitted wardrobe, there is a simple, modern bathroom and a pair of built-in storage/utility cupboards have been provided just inside the main door. Well insulated walls and floor, high performance glazing and gas central heating all contribute towards a very good energy-efficiency rating. The flat comes with use of an allocated parking space plus the town centre can also be easily reached by brief cycle ride.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/07/2019).

Minimum Share: 35% (£80,500). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £404.66 per month (subject to annual review).

Service Charge: £53.42 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, Lewes 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).

DIMENSIONS

GROUND FLOOR

Entrance Hallway

Reception / Dining Room

20' 4" max. x 9' 8" max. (6.19m x 2.95m)

Kitchen

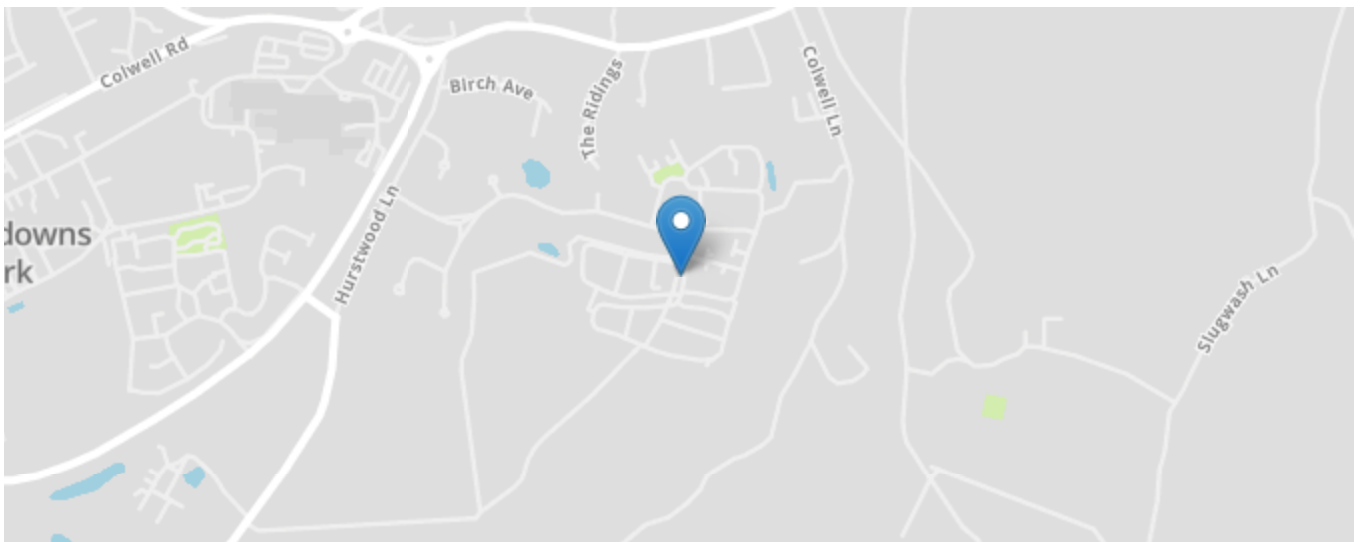
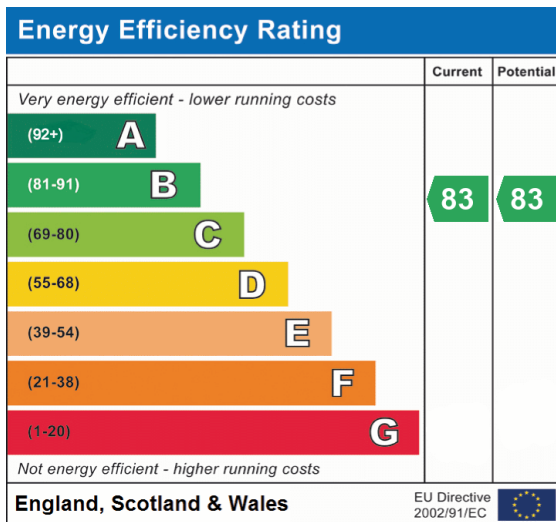
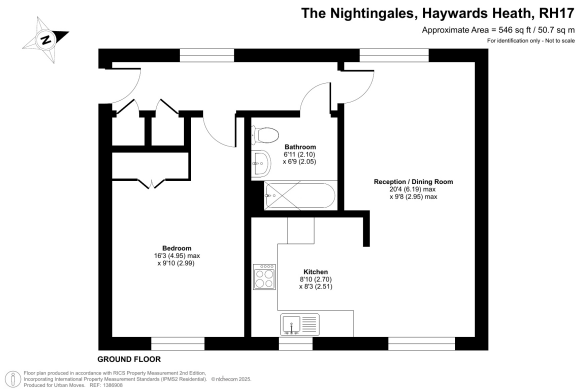
8' 10" x 8' 3" (2.70m x 2.51m)

Bathroom

6' 11" max. x 6' 9" max. (2.10m x 2.05m)

Bedroom

16' 3" max. x 9' 10" max. (4.95m x 2.99m)



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.