

Prices from  
**£140,000\***

**Hastoe**  
Group

Shared Ownership Existing Sale

## 8 Lancaster House

Saffron Walden, Essex, CB11 3GR



**Two-bedroom, first floor apartment for sale on a shared ownership basis at 50% minimum share**

- Underground & secure parking for two cars
- Private roof terrace
- Fitted kitchen
- Ground source heat pump
- Double glazing
- Over-bath shower



\*This represents a 50% share of the full market value (£280,000), please see the affordability schedule for full details of costs available on our website. Please note all costs in this leaflet are intended as a guide and may differ from the actual cost at the time of sale.

**Full Market Price** £280,000

**Minimum Share** 50%

**Share Value** £140,000

**Monthly Rent** £324.66

**Service Charge PCM** £97.65  
Including buildings insurance

**Total Monthly Charge** £422.31

**Next Rent Increase Due** April 2026

**EPC** C77



**Open plan kitchen/living/dining:**

**5.40m x 5.30m**

**Bedroom 1: 3.50m x 3.90m**

**Bedroom 2: 2.80m x 4.70m**

**Bathroom: 2.35m x 2.35m**

**Roof terrace: 6.50m x 4.10m**



This home is an ideal opportunity to get on to the property ladder with Hastoe. This property is being sold under the shared ownership scheme whereby you purchase a share in the property and pay a reduced rent on the remaining Hastoe equity.

### **Purchaser Requirements**

You must:

- Be a first-time buyer or not currently named on a mortgage
- Demonstrate you meet the minimum income requirements
- Demonstrate a deposit sufficient to obtain a mortgage for the Property
- Have a local connection to the area



### **Contact Hastoe**

**sales@hastoe.com**

**0800 783 3097**

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