

## £125,000 Shared Ownership

Headly House, 118a Holyhead Road, Coventry CV1 3AE



- Guideline Minimum Deposit £12,500
- First Floor
- Bathroom plus En-Suite Shower Room
- Parking Space
- Guide Min Income Dual £33.2k | Single £39.5k
- Approx. 647 Sqft Gross Internal Area
- Modern Double Glazing and Gas Central Heating
- City Centre Within Easy Reach

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 50% share. Full market value £250,000). A well-presented flat featuring a twenty-one-foot, dual-aspect reception room with spacious, open-plan kitchen area. There is a main bedroom with en-suite shower room plus a second double bedroom, a good-sized bathroom and some useful, built-in storage in the entrance hallway. The energy-efficiency rating is good, thanks to modern insulation standards, double glazing and gas central heating. Headly House has a car park which includes a space allocated to this flat. The excellent amenities of Coventry city centre are within comfortable walking distance or just a short bus/bike ride away. Heading north-west along Holyhead Road leads to the A45 for easy access to Birmingham. Ofsted list three primary schools and a secondary school within a half-mile radius, all rated 'Good'.

**Housing Association:** Clarion.

**Tenure:** Leasehold (extension in progress, will be 125 years from completion of extension).

**Minimum Share:** 50% (£125,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £287.66 per month (subject to annual review).

**Service Charge:** £133.05 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £33,200 | Single - £39,500 (based on minimum share and 10% deposit).

**Council Tax:** Band B, Coventry City 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 may be permitted but only with prior consent from Clarion (which, unfortunately, can only be obtained once you are the property owner).

## DIMENSIONS

### FIRST FLOOR

#### Entrance Hallway

#### Reception

21' 5" max. x 12' 3" max. (6.52m x 3.74m)

#### Kitchen

included in reception measurement

#### Bedroom 1

11' 1" max. x 10' 11" max. (3.39m x 3.34m)

#### En-Suite Shower Room

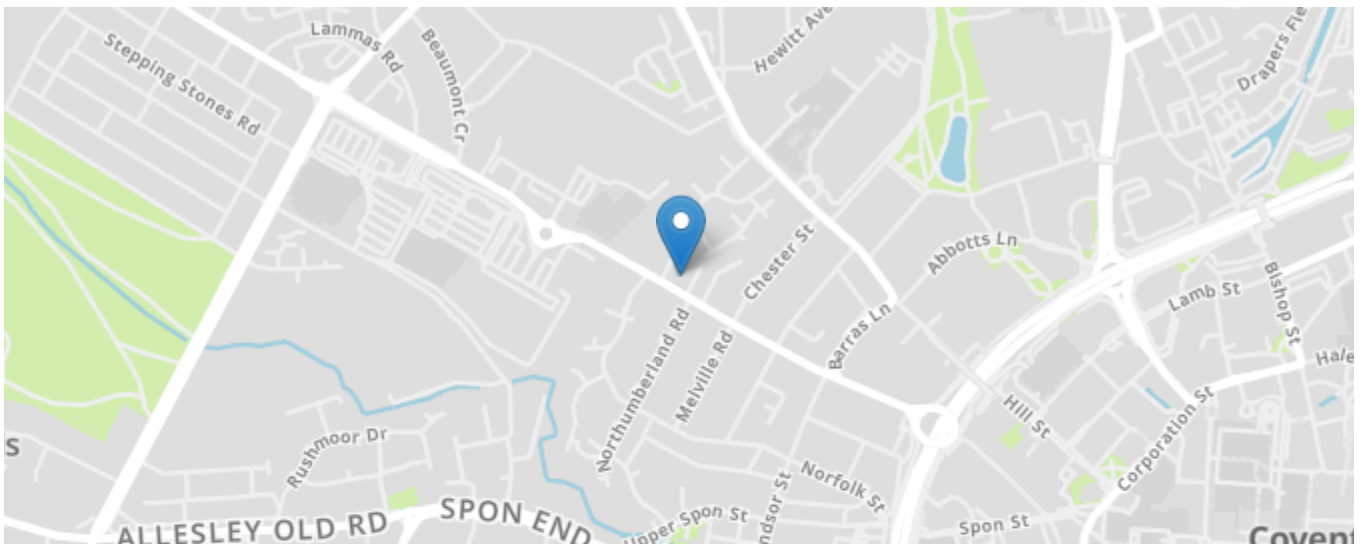
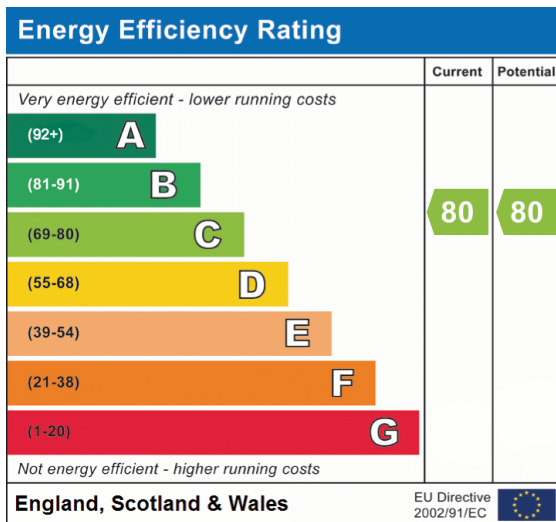
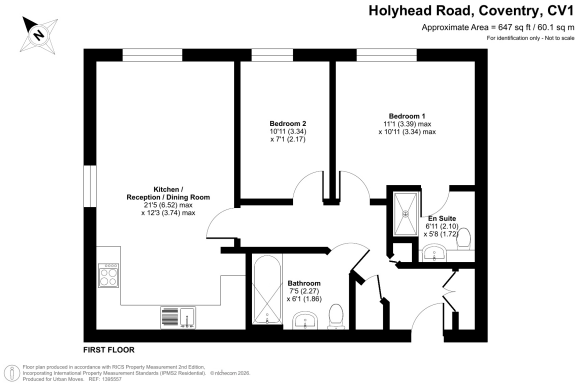
6' 11" max. x 5' 8" max. (2.10m x 1.72m)

#### Bedroom 2

10' 11" x 7' 1" (3.34m x 2.17m)

#### Bathroom

7' 5" max. x 6' 1" max. (2.27m x 1.86m)



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.