

## £112,500 Shared Ownership

Chelmer Apartments, North Crockerford, Basildon, Essex SS16 4JL



- Guideline Minimum Deposit £11,250
- Second (Top) Floor
- Reception plus Kitchen/Dining Room
- Juliette Balcony
- Guide Min Income Dual £26.6k | Single £30.3k
- Approx. 762 Sqft Gross Internal Area
- Modern Double Glazing and Gas Central Heating
- Communal Parking

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 50% share. Full market value £225,000). A well-proportioned flat on the top (second) floor of a modern development. The property has a spacious reception room with Juliette balcony and a kitchen large enough to fit a dining table, comfortably. The two bedrooms are very similar in size, there is a bathroom featuring decorative mosaic tiles and a storage/utility cupboard has been provided in the entrance hall. Well insulated walls and roof, modern double glazing and gas central heating make for a good energy-efficiency rating. The development has a communal car park and Basildon town centre/railway station can also be easily reached via bus or bike. Country Parks such as Langdon Hills, Northlands Wood and Westley Heights offer attractive, outside space to explore and are only a brief drive away.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 01/04/2009).

**Minimum Share:** 50% (£112,500). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £153.00 per month (subject to annual review).

**Service Charge:** £111.47 per month (subject to annual review).

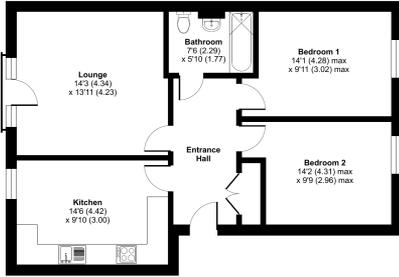
**Guideline Minimum Income:** Dual - £26,600 | Single - £30,300 (based on minimum share and 10% deposit).

**Council Tax:** Band B, Basildon Borough 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).

**North Crockerford, Basildon, SS16**

Approximate Area = 762 sq ft / 70.7 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) Residential. © redcomm 2020. Produced for Urban Moves. REF: 1468235

## DIMENSIONS

### SECOND FLOOR

#### Entrance Hall

#### Kitchen

14' 6" x 9' 10" (4.42m x 3.00m)

#### Lounge

14' 3" x 13' 11" (4.34m x 4.23m)

#### Bathroom

7' 6" x 5' 10" (2.29m x 1.77m)

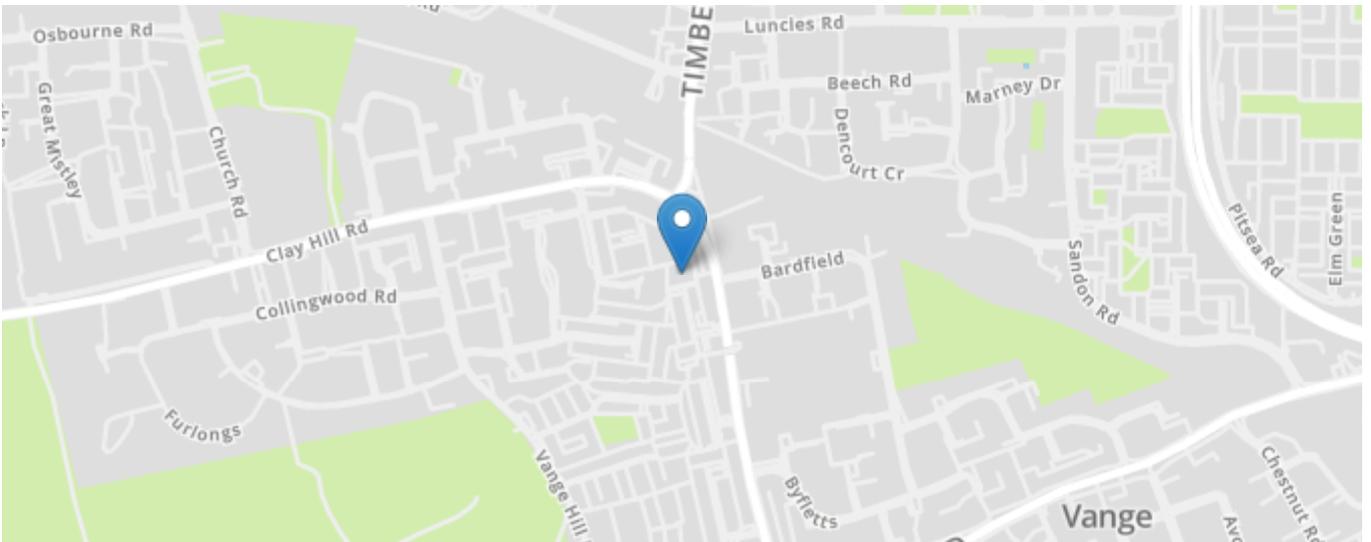
#### Bedroom 1

14' 1" max. x 9' 11" max. (4.28m x 3.02m)

#### Bedroom 2

14' 2" max. x 9' 9" max. (4.31m x 2.96m)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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.