

## £132,750 Shared Ownership

Ripon Way, Houlton, Rugby, Warwickshire CV23 1BW



- Guideline Minimum Deposit £13,275
- Two Storey, Three Bedroom, End of Terrace House
- Bathroom plus Downstairs WC
- South East Facing Rear Garden
- Guide Min Income - Dual £38.2k Single £44.4k
- Approx. 918 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Two Parking Spaces

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 45% share. Full market value £295,000). A great chance to buy a shared-ownership family home. This deceptively spacious property forms one end of a recently-constructed terrace and has a good-sized reception at the front, a central cloakroom/WC and a full-width kitchen/dining room at the rear. A door leads out to a south-east-facing garden with patio, lawn, decked seating area and timber shed. The garden can also be accessed via a side gate. On the first floor of the house is an attractive main bedroom plus a second, comfortable, double bedroom, a smaller third bedroom and a simple, modern and naturally-lit bathroom. Well insulated walls, roof and floor, high performance glazing and gas central heating all contribute towards a very good energy efficiency rating. The property comes with two forecourt parking spaces and Rugby town centre is only a ten minute drive away (Google Maps estimate). Junction 18 of the M1 is also within easy reach if travelling further afield. The proposed Rugby Parkway Train Station would be just a brief walk from Ripon Way and Warwickshire County Council are currently aiming for this to open in 2029 although full funding has not yet been secured. The nearby primary school and secondary school are both Ofsted-rated 'Good'.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 21/12/2021). Freehold transferred on 100% ownership.

**Minimum Share:** 45% (£132,750). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £505.54 per month (subject to annual review).

**Service Charge:** £31.54 per month (subject to annual review).

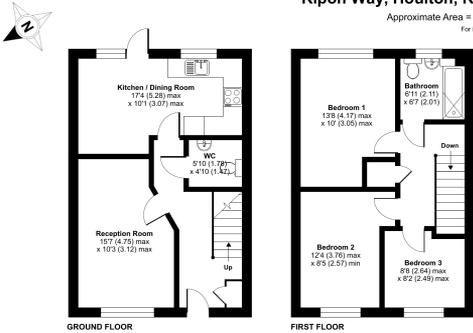
**Guideline Minimum Income:** Dual - £38,200 | Single - £44,400 (based on minimum share and 10% deposit).

**Council Tax:** Band C, Rugby 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.

**Ripon Way, Houlton, Rugby, CV23**

Approximate Area = 918 sq ft / 85.2 sq m  
For identification only - Not to scale



**DIMENSIONS**

**GROUND FLOOR**

**Entrance Hall**

**Reception Room**  
15' 7" max. x 10' 3" max. (4.75m x 3.12m)

**W.C.**  
5' 10" x 4' 10" (1.78m x 1.47m)

**Kitchen / Dining Room**  
17' 4" max. x 10' 1" max. (5.28m x 3.07m)

**FIRST FLOOR**

**Landing**

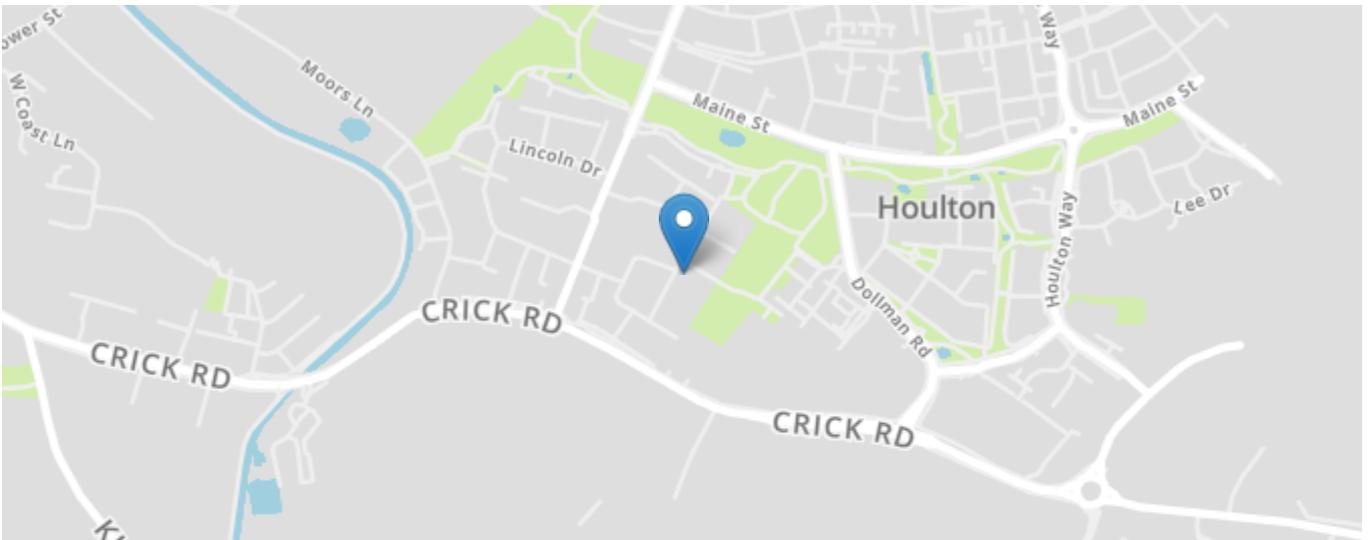
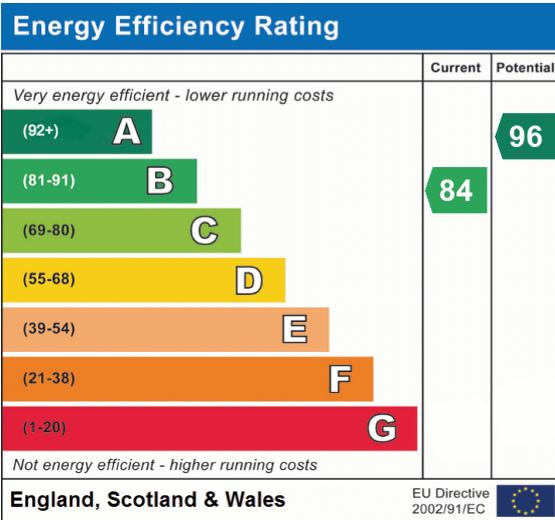
**Bedroom 1**  
13' 8" max. x 10' 0" max. (4.17m x 3.05m)

**Bedroom 2**  
12' 4" x 8' 5" min. (3.76m x 2.57m)

**Bedroom 3**  
8' 8" max. x 8' 2" max. (2.64m x 2.49m)

**Bathroom**  
6' 11" max. x 6' 7" max. (2.11m x 2.01m)

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) (Registered), © Instructon 2015. Produced for Urban Moves. REF: 1401462



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.