

## £47,500 Shared Ownership

Albemarle Avenue, Hartford, Northwich, Cheshire CW8 1HS



- Guideline Minimum Deposit £4,750
- Second (Top) Floor
- Dual Aspect Reception Room
- Very Good Energy Efficiency Rating
- Guide Min Income - Dual £22.1k Single £23.1k
- Approx. 626 Sqft Gross Internal Area
- Open Plan Kitchen
- Two Parking Spaces

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £190,000). This smartly-presented property is on the top (second) floor and has a twenty-foot, dual-aspect reception room with open-plan kitchen area featuring sleek units and integrated appliances. Both bedrooms are generously-sized doubles, there is a bathroom with limestone-style tiles and a large storage cupboard in the entrance hallway. Well insulated walls and roof, high performance glazing and a modern gas central heating system all contribute towards a very good energy-efficiency rating. The flat comes with the use of two allocated parking spaces and Albemarle Avenue is also within easy walking distance of Hartford Railway Station.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 01/06/2019).

**Minimum Share:** 25% (£47,500). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £353.87 per month (subject to annual review).

**Service Charge:** £119.60 per month (subject to annual review).

**Ground Rent:** £150.00 for the year.

**Guideline Minimum Income:** Dual - £22,100 | Single - £23,100 (based on minimum share and 10% deposit).

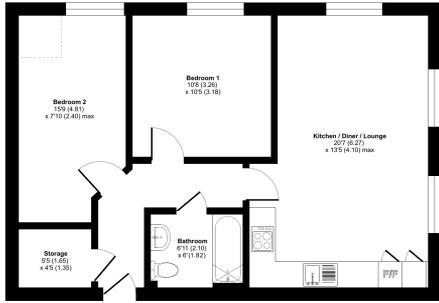
**Council Tax:** Band C, Cheshire West and Chester Council. Priority is given to applicants living and/or working in this local authority.

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).



Albemarle Avenue, Hartford, Northwich, CW8

Approximate Area = 626 sq ft / 58.1 sq m  
Limited Use Area(s) = 8 sq ft / 0.7 sq m  
Total = 634 sq ft / 58.8 sq m  
© 2021 Urban Moves Ltd. All rights reserved.



1 Floor plan provided in accordance with PAS 98 Property Measurement (2nd Edition) incorporating International Property Measurement Standards (IPMS) Residential. © Urban Moves Ltd. 2021

## DIMENSIONS

### SECOND FLOOR

#### Entrance Hallway

#### Reception

20' 7" x 13' 5" max. (6.27m x 4.10m)

#### Kitchen

included in reception measurement

#### Bedroom 1

10' 8" x 10' 5" (3.26m x 3.18m)

#### Bedroom 2

15' 9" max. x 7' 10" max. (4.81m x 2.40m)

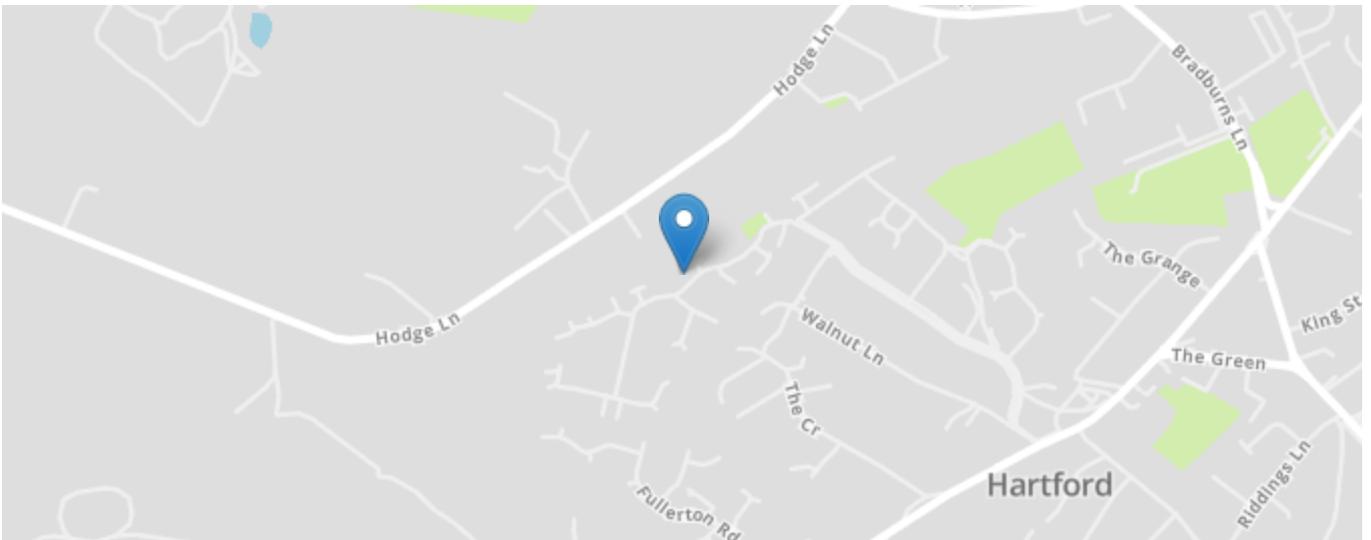
#### Bathroom

6' 11" x 6' 0" max. (2.10m x 1.82m)

#### Storage

5' 5" x 4' 5" (1.65m x 1.35m)

| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92+)                                       | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> | 84                      | 84        |
| (69-80)                                     | <b>C</b> |                         |           |
| (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.