

£66,500 Shared Ownership

Cox Way, Manea, March, Cambridgeshire PE15 0FA



- Guideline Minimum Deposit £6,650
- Two Storey, Two Bedroom, Semi Detached House
- Spacious Kitchen/Dining Room
- Rear Garden
- Guide Minimum Income - £22.1k
- Approx. 834 Sqft Gross Internal Area
- Bathroom plus Downstairs WC
- Two Parking Spaces

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £190,000). A great chance to buy a two-bedroom house in the village of Manea, nestled in the Cambridgeshire countryside. This two-storey, semi-detached property has the reception room at the front, a spacious kitchen/dining room and a small rear hallway which provides access to a cloakroom/WC and to the garden. On the first floor there is the bathroom and two generously-sized bedrooms. The house comes with parking for two cars plus Manea Railway Station can be reached by brief cycle ride. The local primary school is Ofsted-rated 'Good'.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/04/2014). Freehold transferred on 100% ownership.

Minimum Share: 35% (£66,500). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £316.26 per month (subject to annual review).

Service Charge: £26.60 per month (subject to annual review).

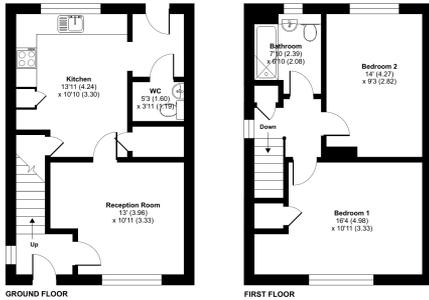
Guideline Minimum Income: £22,100 (based on minimum share and 10% deposit)

Council Tax: Band B, Fenland District 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.



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Approximate Area = 834 sq ft / 77.4 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. © Urban Moves. REF: 1601572

DIMENSIONS

GROUND FLOOR

Entrance Hall

Reception Room
13' 0" max. x 10' 11" (3.96m x 3.33m)

Kitchen
13' 11" x 10' 10" (4.24m x 3.30m)

Rear Hall

W.C.
5' 3" x 3' 11" (1.60m x 1.19m)

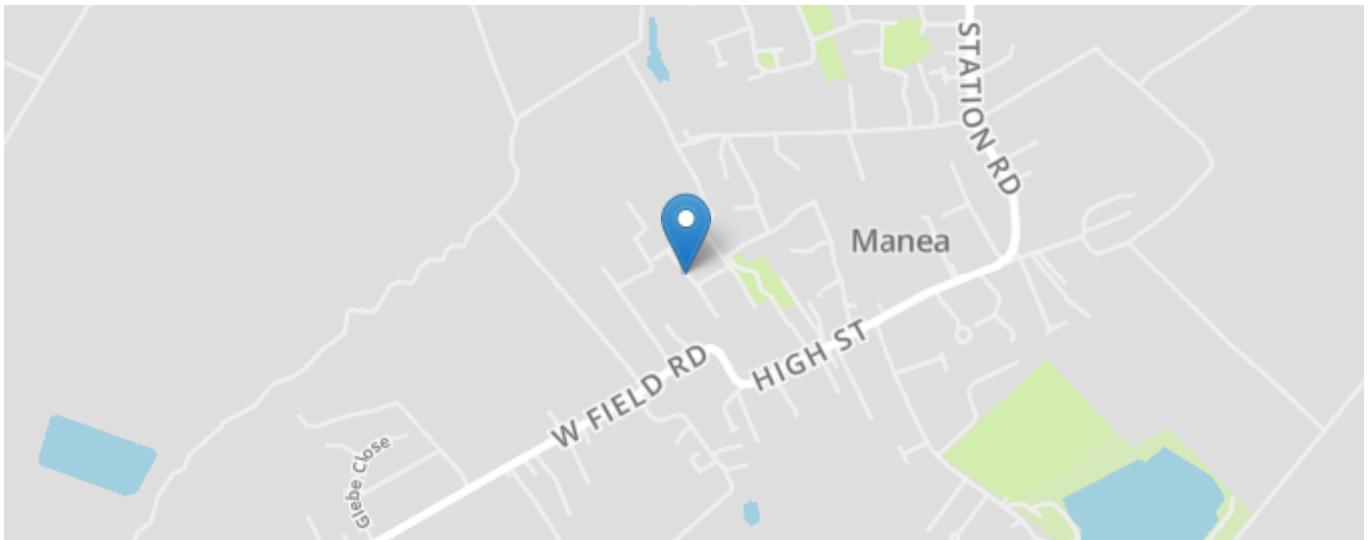
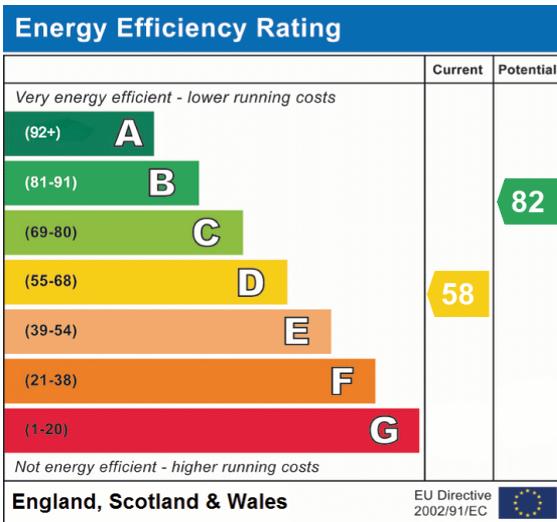
FIRST FLOOR

Landing

Bedroom 1
16' 4" max. x 10' 11" (4.98m x 3.33m)

Bedroom 2
14' 0" x 9' 3" (4.27m x 2.82m)

Bathroom
7' 10" max. x 6' 10" max. (2.39m x 2.08m)



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.