

## £87,500 Shared Ownership

Badger Mount, Braintree, Essex CM7 2DE



- Guideline Minimum Deposit £8,750
- Ground Floor
- Open Plan Kitchen/Reception Room
- Two Parking Spaces
- Guide Min Income - Dual £33.6k Single £39.8k
- Approx. 744 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Town Centre Within Easy Reach

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £250,000). A well-presented flat on the ground floor of this recently-constructed building. The property has an approximately twenty-five-foot reception room with open-plan kitchen area and windows at either end. There are two, generously-sized, bedrooms and a sleek, monochrome, naturally-lit bathroom. A pair of storage/utility cupboards have been provided in the naturally-lit entrance hallway and well insulated walls and floor, high performance glazing and a modern gas central heating system have resulted in a very good energy-efficiency rating. To the rear and side of the block is a south-facing communal garden and a car park which includes two spaces allocated to this flat. Braintree town centre can also be reached on foot or by a brief cycle ride and nearby Oak Meadow Nature Reserve offers beautiful, outside space to explore.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 01/07/2020).

**Minimum Share:** 35% (£87,500). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £477.96 per month (subject to annual review).

**Service Charge:** £193.84 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £33,600 | Single - £39,800 (based on minimum share and 10% deposit).

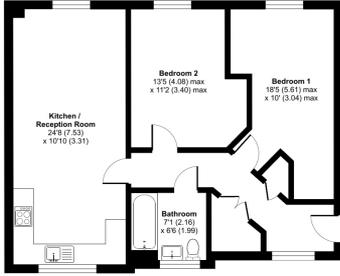
**Council Tax:** Band B, Braintree District Council. Priority is given to applicants living and/or working in this local authority.

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. Pets not permitted (except assistance animals).



**Badger Mount, Braintree, CM7**

Approximate Area = 744 sq ft / 69.1 sq m  
For identification only - Not to scale



**GROUND FLOOR**  
Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS) Residential. ©richroom 2020.  
Produced for Urban Moves. REF:1348890

**DIMENSIONS**

**GROUND FLOOR**

**Entrance Hallway**

**Bedroom 1**  
18' 5" max. x 10' 0" max. (5.61m x 3.04m)

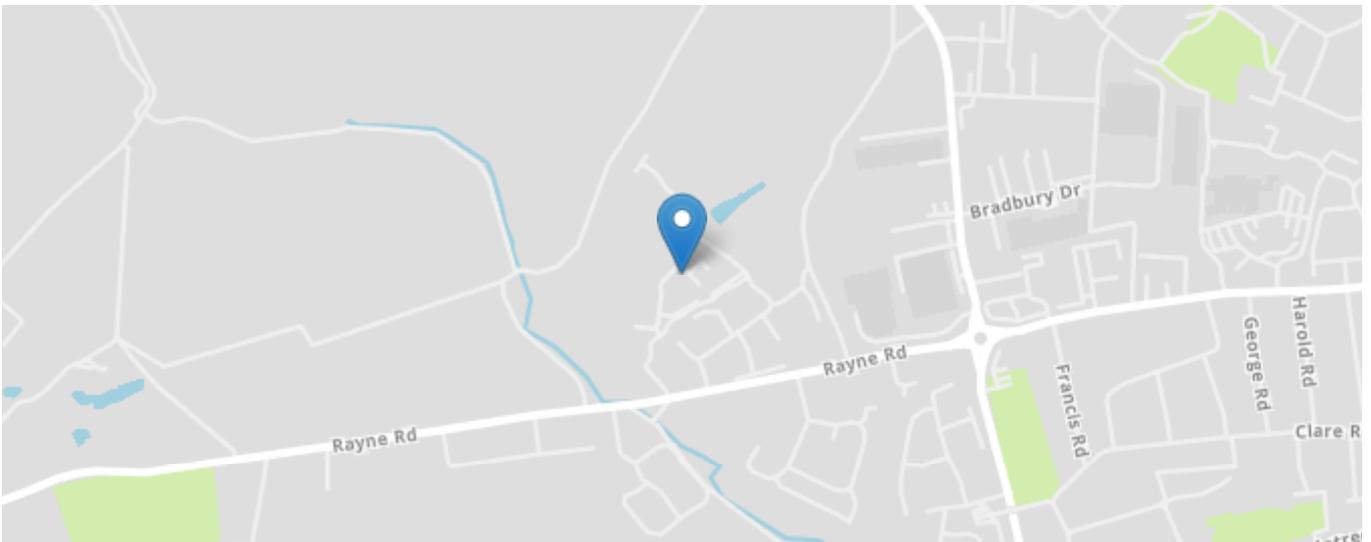
**Bathroom**  
7' 1" max. x 6' 6" max. (2.16m x 1.98m)

**Bedroom 2**  
13' 5" max. x 11' 2" max. (4.08m x 3.40m)

**Reception**  
24' 8" x 10' 10" (7.53m x 3.31m)

**Kitchen**  
included in reception measurement

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