

£193,500 Shared Ownership

Emmanuel House, Lilywhite Drive, Cambridge CB4 1WL



- Guideline Minimum Deposit £19,350
- Third Floor (building has a lift)
- Dual Aspect Reception Room
- Two Good-Sized Double Bedrooms
- South East Facing Balcony
- Guide Min Income - Dual £58.7k Single £67.5k
- Approx. 782 Sqft Gross internal Area
- Open Plan Kitchen
- Very Good Energy Efficiency Rating
- Parking Space

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 45% share. Full market value £430,000). This spacious apartment is on the third floor of a modern development and has a twenty-five-foot, dual-aspect reception room with open-plan kitchen area featuring sleek, handle-less units. A door leads from the living area out onto a south-east-facing balcony. There is a large main bedroom plus a good-sized second double bedroom and a stylish, fully-tiled bathroom. A built-in storage/utility cupboard has been provided in the entrance hall and the demanding insulation standards, high performance glazing and a communal heating/hot water system make for a very good energy-efficiency rating. The local secondary school is Ofsted-rated 'Outstanding' and the nearest primary school is also very highly thought of. Victoria Street Bridge, which crosses the picturesque River Cam leading to Jesus Green and Midsummer Common, is only a short walk away. The property comes with use of a parking space.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/04/2016).

Minimum Share: 45% (£193,500). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £374.05 per month (subject to annual review).

Service Charge: £341.64 per month (subject to annual review).

Guideline Minimum Income: Dual - £58,700 | Single - £67,500 (based on minimum share and 10% deposit).

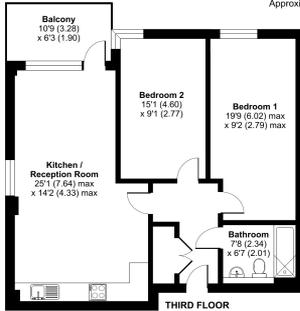
Council Tax: Band D, Cambridge City Council. Priority is given to applicants living and/or working in this local authority.

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).

DIMENSIONS

Lilywhite Drive, Cambridge, CB4

Approximate Area = 782 sq ft / 72.6 sq m
For identification only - Not to scale



THIRD FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) Recommendations. © Urban Moves Ltd. Produced for Urban Moves. REF: 1410159

THIRD FLOOR

Entrance Hall

Reception

25' 1" max. x 14' 2" max. (7.64m x 4.33m)

Kitchen

included in reception measurement

Balcony

10' 9" x 6' 3" (3.28m x 1.90m)

Bedroom 2

15' 1" x 9' 1" (4.60m x 2.77m)

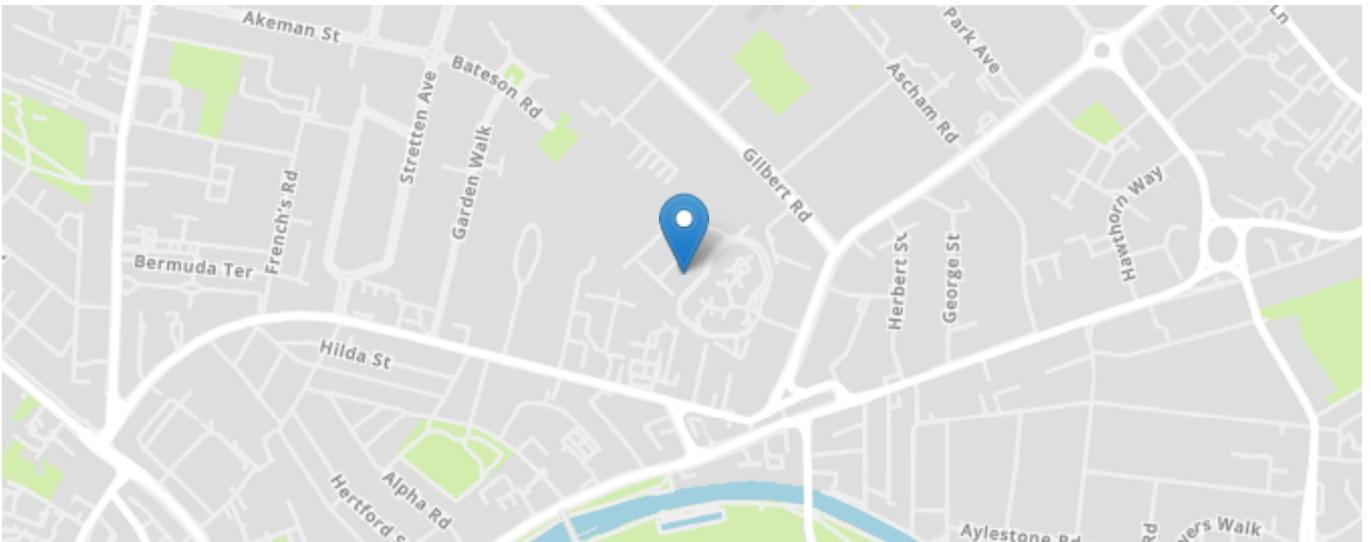
Bedroom 1

19' 9" max. x 9' 2" max. (6.02m x 2.79m)

Bathroom

7' 8" max. x 6' 7" max. (2.34m x 2.01m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		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.