

£80,000 Shared Ownership

Campion Road, Sandbach, Cheshire CW11 3TZ



- Guideline Minimum Deposit £8,000
- Two Storey, End of Terrace House
- Two Good-Sized Double Bedrooms
- Very Good Energy Efficiency Rating
- Two Parking Spaces
- Guide Min Income Dual £21.2k | Single £22.2k
- Approx. 638 Sqft Gross Internal Area
- Bathroom plus Downstairs WC
- Rear Garden
- Town Centre/Station Within Easy Reach

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £200,000). This recently-constructed property forms one end of a short, three-house terrace. At the front is a stylish kitchen with integrated appliances, including a double oven, plus a built-in storage/utility cupboard and naturally-lit cloakroom/WC on the opposite side of the entrance hall. The remainder of the ground floor is devoted to a reception room with attractive flooring and patio doors that lead out to the rear garden. The garden can also be accessed via a side gate. Upstairs, on the first floor of the house, are two good-sized double bedrooms and a smart, modern 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 parking spaces and Sandbach Railway Station or the town centre can also be reached by brief bike ride. Junction 17 of the M6 is less than a ten-minute drive (Google Maps estimate) if travelling further afield. Ofsted list five primary schools and two secondaries within a mile radius of Campion Road, all rated 'Good'.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 30/11/2022). Freehold transferred on 100% ownership.

Minimum Share: 40% (£80,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £253.29 per month (subject to annual review).

Service Charge: £17.51 per month (subject to annual review).

Guideline Minimum Income: Dual - £21,200 | Single - £22,200 (based on minimum share and 10% deposit).

Council Tax: Band B, Cheshire East 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.



Campion Road, Sandbach, CW11
Approximate Area = 638 sq ft / 59.2 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). Groundwork 2025. Produced by Urban Moves, SEP 14/2024

DIMENSIONS

GROUND FLOOR

Entrance Hall

Kitchen

8' 0" x 5' 5" (2.44m x 1.65m)

W.C.

5' 6" x 3' 4" (1.68m x 1.02m)

Reception Room

16' 0" x 13' 0" max. (4.88m x 3.96m)

FIRST FLOOR

Landing

Bedroom 1

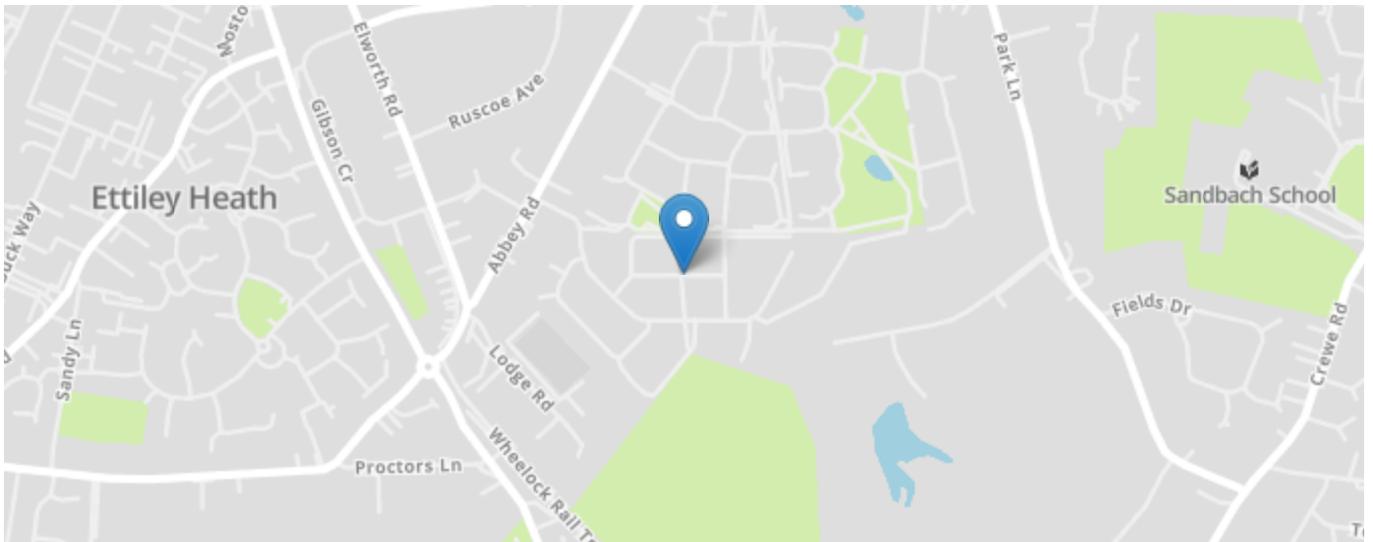
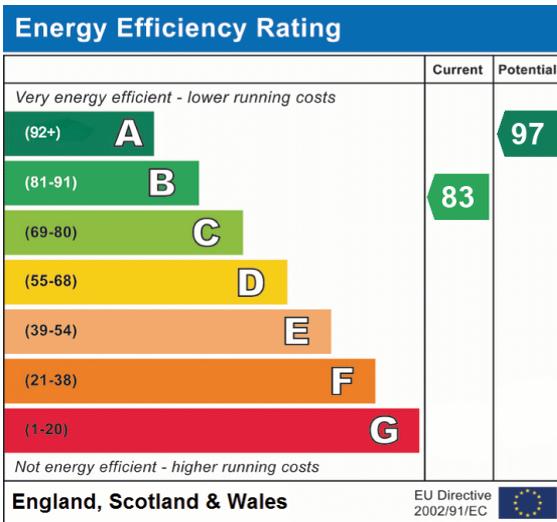
12' 11" max. x 10' 11" max. (3.94m x 3.33m)

Bathroom

6' 10" max. x 6' 4" max. (2.08m x 1.93m)

Bedroom 2

13' 0" x 8' 0" (3.96m x 2.44m)



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.