urban moves
ALL THE RIGHT VALUES

£87,500 Shared Ownership

Heron Croft, Soham, Ely, Cambridgeshire CB7 5UT

- Guideline Minimum Deposit £8,750
- Two Storey, End of Terrace House
- Spacious Kitchen and Reception Room
- Shower Room plus Downstairs WC
- Front and Rear Gardens
- Guide Min Income Dual £24.8k | Single £27.7k
- Approx. 812 Sqft Gross Internal Area
- Two Good-Sized Double Bedrooms
- Modern Double Glazing and Gas Central Heating
- Parking Space (+ Shared Visitor Parking)

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £250,000). This well-presented, end-of-terrace house has a spacious kitchen at the front, a central cloakroom/WC and a good-sized reception room at the rear. Double doors open to a garden with patio, lawn and timber shed. The garden can also be accessed via a side gate. On the first floor of the house are two full-width bedrooms and a shower room. Well insulated walls and roof, modern double glazing and gas central heating make for a good energy-efficiency rating. The house comes with an allocated, off-street parking space and the town centre or railway station station can also be easily reached by brief bike ride.

Housing Association: Clarion.
Tenure: Leasehold (125 years from 13/04/2007). Freehold transferred on 100% ownership.
Minimum Share: 35% (£87,500). The housing association will expect that you will purchase the largest share affordable.
Shared Ownership Rent: £336.15 per month (subject to annual review).
Service Charge: £31.33 per month (subject to annual review).
Guideline Minimum Income: Dual - £24,800 | Single - £27,700 (based on minimum share and 10% deposit).
Council Tax: Band B, East Cambridgeshire 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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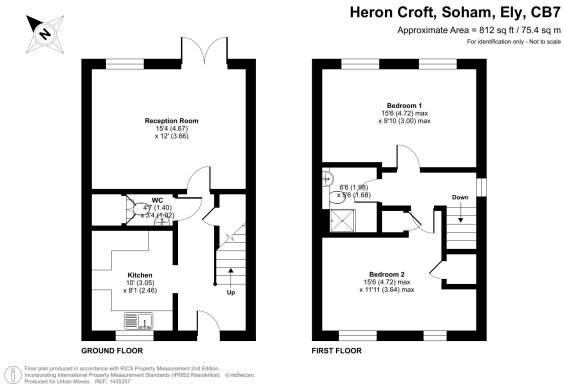


DIMENSIONS

GROUND FLOOR

Entrance Hall

Kitchen
10' 0" x 8' 1" (3.05m x 2.46m)

W.C.
4' 7" x 3' 4" (1.40m x 1.02m)

Reception Room
15' 4" x 12' 0" (4.67m x 3.66m)

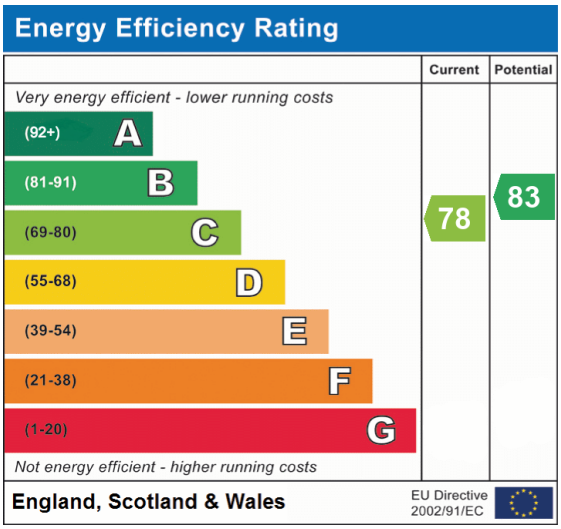
FIRST FLOOR

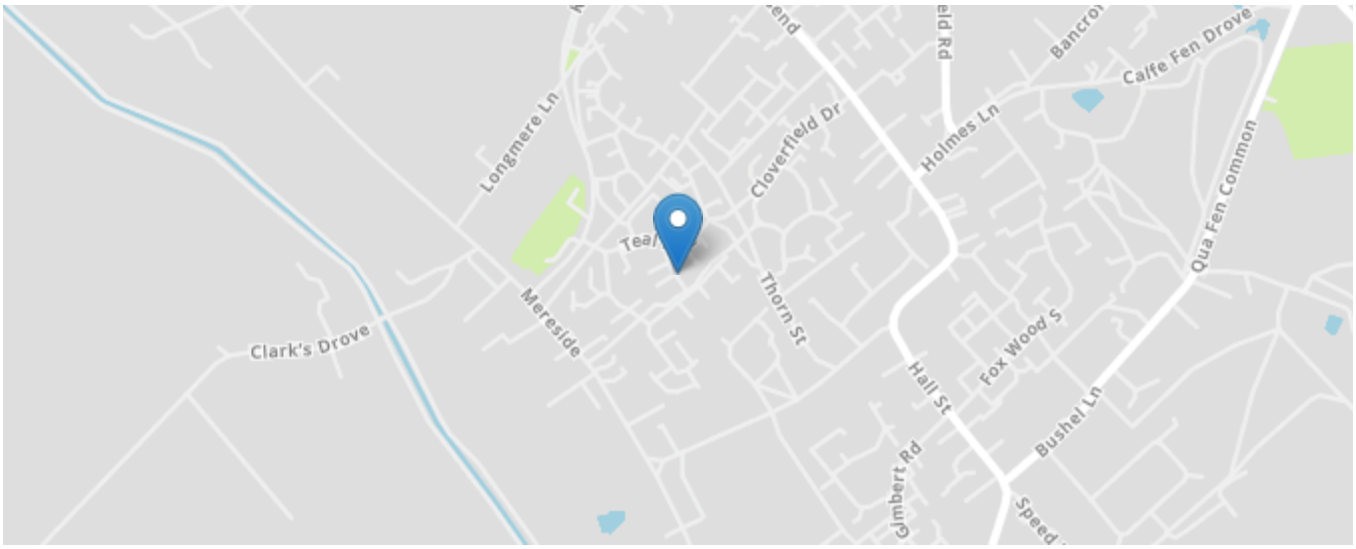
Landing

Bedroom 1
15' 6" max. x 9' 10" max. (4.72m x 3.00m)

Shower Room
6' 6" x 5' 6" (1.98m x 1.68m)

Bedroom 2
15' 6" max. x 11' 11" max. (4.72m x 3.64m)





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.