

£40,000 Shared Ownership

Lancaster Crescent, Hartford, Northwich, Cheshire CW8 1RY



- Guideline Minimum Deposit £4,000
- Two Storey, Enclosed Semi-Detached House
- Semi-Open-Plan Kitchen/Reception Room
- Very Good Energy Efficiency Rating
- Guideline Minimum Income £19,000
- Approx. 544 Sqft Gross Internal Area
- Bathroom plus Downstairs WC
- Allocated, Off-Street Parking Space

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £160,000). This smartly-presented house has an attractive reception room with a semi-open-plan kitchen featuring sleek, white units and integrated appliances. On the first floor is a good-sized bedroom and a large, naturally-lit hallway. There is a stylish, modern bathroom plus a ground-floor cloakroom just off the entrance hall. The enclosed, semi-detached property has well insulated walls, roof and floor, high performance glazing and gas central heating which all contribute towards a very good energy-efficiency rating. The house comes with a parking space and Lancaster Crescent is also within comfortable walking distance of both Hartford and Greenbank Railway Stations.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/06/2019). Freehold transferred on 100% ownership.

Minimum Share: 25% (£40,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £327.02 per month (subject to annual review).

Service Charge: £41.24 per month (subject to annual review).

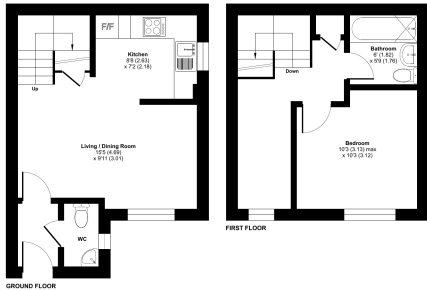
Guideline Minimum Income: £19,000 based on minimum share and 10% deposit).

Council Tax: Band B, Cheshire West and Chester 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 = 544 sq ft / 50.5 sq m
For identification only - Not to scale



Please also produced in accordance with RICS Property Measurement 2nd Edition, International Residential Property Measurement Standards (IPIMS) Handbook, Produced by Urban Moves, REF: 1421091

DIMENSIONS

GROUND FLOOR

Entrance Hall

W.C.

Living / Dining Room
15' 5" x 9' 11" (4.69m x 3.01m)

Kitchen
8' 8" x 7' 2" (2.63m x 2.18m)

FIRST FLOOR

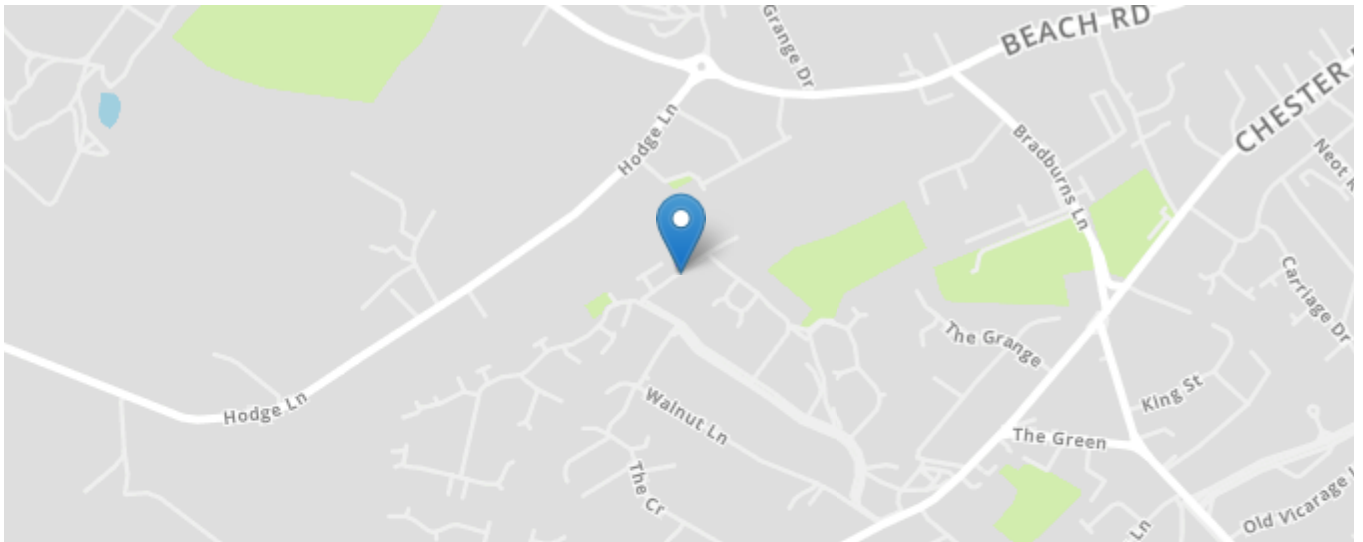
Landing / Upper Hall

Bathroom
6' 0" x 5' 9" (1.82m x 1.76m)

Bedroom
10' 3" max. x 10' 3" (3.13m x 3.12m)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		99
(81-91) B	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.