

£120,000 Shared Ownership

Sant Road, Elsenham, Essex CM22 6UU



- Guideline Minimum Deposit £12,000
- First Floor (ground floor entrance)
- Dual Aspect Reception and Bedroom
- Naturally-Lit Bathroom
- Parking Space
- Guide Min Income Dual £27.7k | Single £31.9k
- Approx. 584 Sqft Gross Internal Area
- Semi-Open-Plan Kitchen
- Very Good Energy Efficiency Rating
- Short Bus/Bike Ride from Elsenham Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 60% share. Full market value £200,000). Access to this flat is via a private entrance with stairs leading up to the first (top) floor. The landing provides access to a dual-aspect reception room with a semi-open-plan kitchen that gets good natural light thanks to the south-east-facing window. The spacious bedroom also features windows on two sides and includes a fitted wardrobe. There is a simple, modern bathroom and the well insulated walls and roof, high performance glazing and gas central heating all contribute towards a very good energy-efficiency rating. To the rear of the property is a communal garden and directly in front, a parking space allocated to this flat. Alternatively, Elsenham Railway Station, for services between Cambridge and London Liverpool Street, is within comfortable walking distance or a brief bus or bike ride.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/01/2017).

Minimum Share: 60% (£120,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £257.32 per month (subject to annual review).

Service Charge: £36.64 per month (subject to annual review).

Ground Rent: £100.00 for the year.

Guideline Minimum Income: Dual - £27,700 | Single - £31,900 (based on minimum share and 10% deposit).

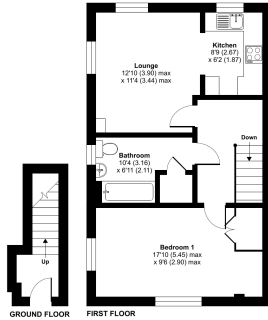
Council Tax: Band B, Uttlesford District Council. Priority is given to applicants living and/or working in this local authority.

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 may be permitted but only with prior consent from Clarion (which, unfortunately, can only be obtained once you are the property owner).



Sant Road, Elsenham, Bishop's Stortford, CM22

Approximate Area = 584 sq ft / 54.2 sq m
For identification only - not to scale



1 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) Recommendations. Produced for Urban Moves REF: 142568. ©Urbancom 2020.

DIMENSIONS

GROUND FLOOR

Entrance Hall
stairs leading up to:

FIRST FLOOR

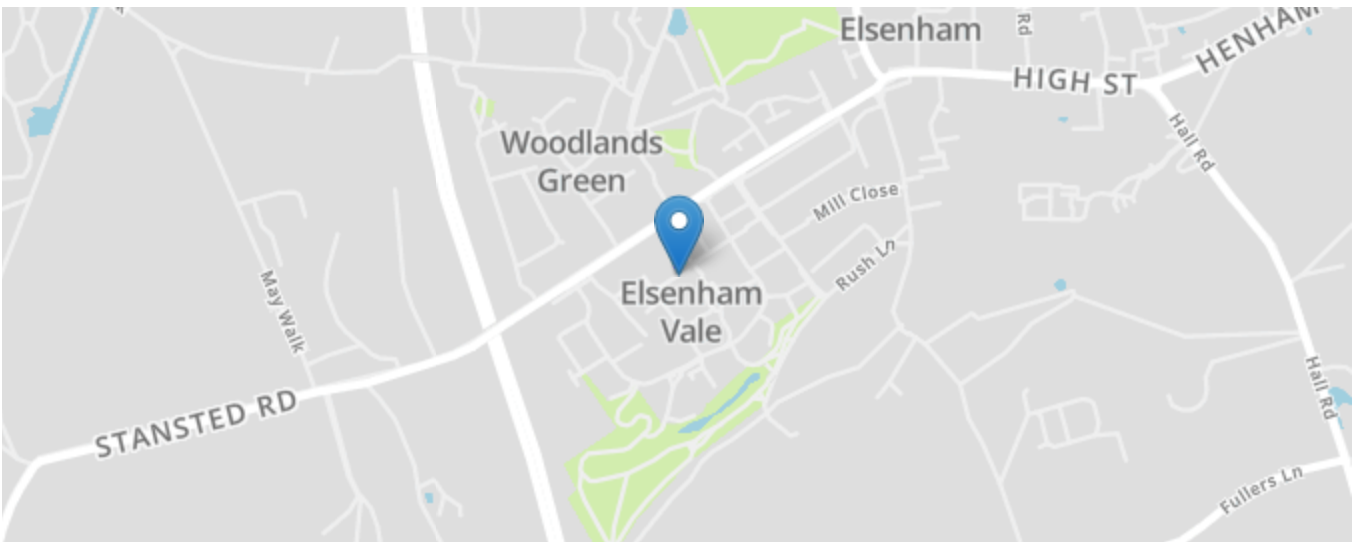
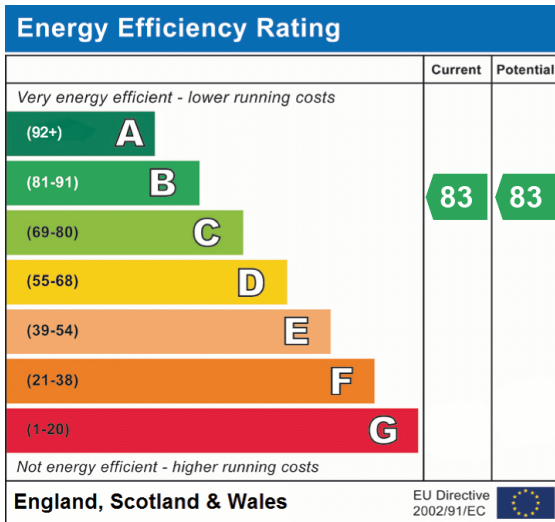
Landing

Lounge
12' 10" max. x 11' 4" max. (3.90m x 3.44m)

Kitchen
8' 9" x 6' 2" (2.67m x 1.87m)

Bathroom
10' 4" max. x 6' 11" max. (3.16m x 2.11m)

Bedroom
17' 10" max. x 9' 6" max. (5.45m x 2.90m)



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.