

£52,500 Shared Ownership

Garnham Court, Braintree, Essex CM7 2BT



- Guideline Minimum Deposit £5,250
- First Floor
- Triple Aspect Kitchen/Reception Room
- Very Good Energy Efficiency Rating
- Brief Bike Ride from Town Centre or Station
- Guide Min Income Dual £22.3k | Single £23.9k
- Approx. 599 Sqft Gross Internal Area
- Juliette Balcony
- Parking Space
- Very Long Lease

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 30% share. Full market value £175,000). A spacious and immaculately-presented flat on the first floor of a recently-constructed development. The property has a twenty-five-foot, triple-aspect reception room with attractive, wide-board flooring, a Juliette balcony and an open-plan kitchen area featuring sleek, white units. There is a generously-sized bedroom with fitted wardrobe and a simple yet stylish, naturally-lit bathroom. A large storage/utility cupboard has been provided in the entrance hallway and the well insulated walls, high performance glazing and modern gas central heating system make for a very good energy-efficiency rating. To the rear of the block is a car park which includes a space allocated to this flat. Braintree town centre, Braintree Railway Station and areas of outside space such as Oak Meadow Nature Reserve and Great Notley Country Park can also be easily reached by brief cycle ride. The property is held on a very long lease.

Housing Association: Clarion.

Tenure: Leasehold (990 years from 01/04/2021).

Minimum Share: 30% (£52,500). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £381.52 per month (subject to annual review).

Service Charge: £84.12 per month (subject to annual review).

Guideline Minimum Income: Dual - £22,300 | Single - £23,900 (based on minimum share and 10% deposit).

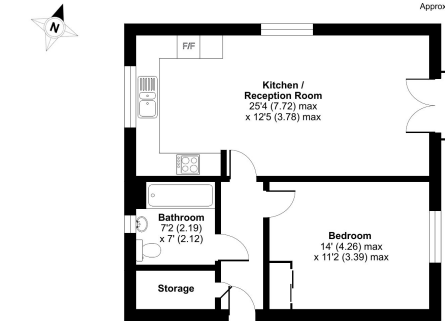
Council Tax: Band B, Braintree District Council. Priority is given to applicants living and/or working in this local authority.

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).

DIMENSIONS

Garnham Court, Braintree, CM7

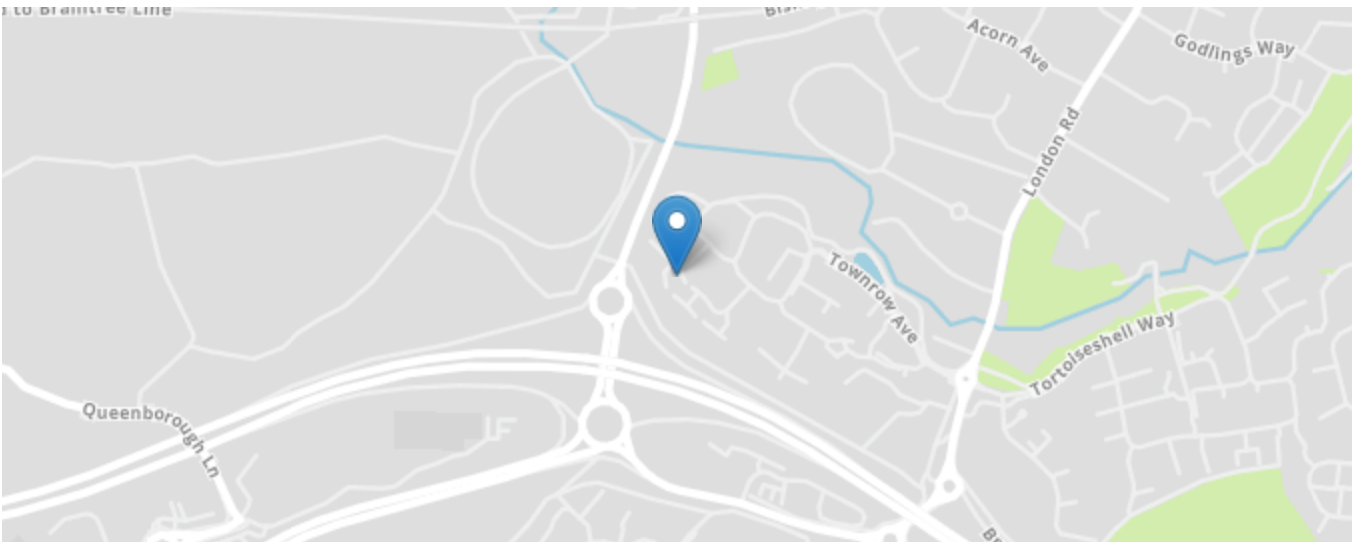
Approximate Area = 599 sq ft / 55.6 sq m
For identification only - Not to scale



SECOND FLOOR

Plan also produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) Residential. Produced for Urban Moves. REF: 148880

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.