

£54,000 Shared Ownership

Lancaster Crescent, Hartford, Northwich, Cheshire CW8 1RY



- Guideline Minimum Deposit £5,400
- Top (Second) Floor
- Dual Aspect Kitchen/Reception Room
- Stylish, Naturally-Lit Bathroom
- Parking Space
- Guide Min Income Dual £21.2k | Single £22.3k
- Approx. 499 Sqft Gross Internal Area
- Good-Sized Bedroom
- Very Good Energy Efficiency Rating
- Two Railway Stations Within Easy Reach

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £135,000). A recently-built flat in the village of Hartford. The property is on the top (second) floor and has a twenty-two-foot reception room with windows at either end and an open-plan kitchen area with sleek, white units and contrasting worktops. There is a spacious bedroom, a stylish, naturally-lit bathroom and a pair of built-in storage/utility cupboards have been provided in the entrance hallway. Well insulated walls and roof, high performance glazing and a modern gas central heating system all contribute towards a very good energy-efficiency rating. The flat comes with the use of an allocated, off-street parking space and is also just a short walk from Hartford Station, which offers rail services between Liverpool and Birmingham, and within easy reach of Greenbank Station for services between Manchester and Chester.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/06/2019).

Minimum Share: 40% (£54,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £267.10 per month (subject to annual review).

Service Charge: £149.65 per month (subject to annual review).

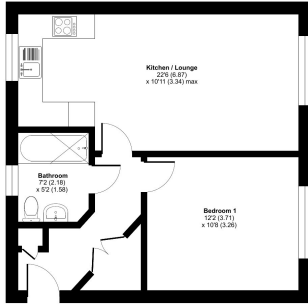
Guideline Minimum Income: Dual - £21,200 | Single - £22,300 (based on minimum share and 10% deposit).

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

92 Lancaster Crescent, Hartford, Northwich, CW8

Approximate Area = 499 sq ft / 46.3 sq m
For identification only - Not to scale



Plan also produced in accordance with PAS 98 Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS) Residential. Produced for Urban Moves. REF: 142332 ©urbanmoves.com

DIMENSIONS

SECOND FLOOR

Entrance Hallway

Reception

22' 6" x 10' 11" max. (6.87m x 3.34m)

Kitchen

included in reception measurement

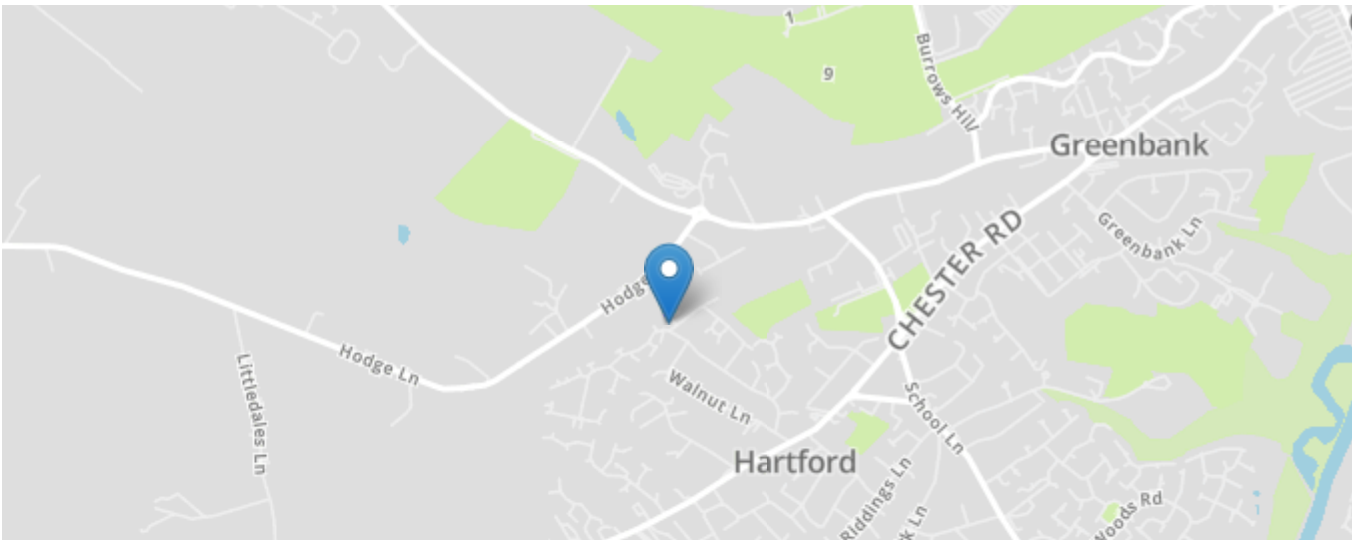
Bedroom

12' 2" x 10' 8" (3.71m x 3.26m)

Bathroom

7' 2" x 5' 2" (2.18m x 1.58m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	83	83
(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.