

£150,000 Shared Ownership

Howells Way, Hardwick, Cambridge CB23 7FP



- Guideline Minimum Deposit £15,000
- Two Storey, Semi Detached House
- Stylish, Modern Kitchen
- Bathroom, Shower Room and Downstairs W.C.
- Two Parking Spaces
- Guide Min Income Dual £46.8k | Single £53.6k
- Approx. 864 Sqft Gross Internal Area
- Two Good-Sized Double Bedrooms
- Very Good Energy Efficiency Rating
- South Facing Rear Garden

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £375,000). A great chance to buy a recently-built, shared-ownership house with south-facing garden and parking for two cars. The semi-detached property has a cloakroom/WC just off the entrance hall, an attractive kitchen with sleek, handle-less units and a spacious reception room with patio doors. Upstairs is a main bedroom with en-suite shower room, a generously-sized second double bedroom and a naturally-lit bathroom with limestone-style tiles. Well insulated walls, roof and floor, high performance glazing and a modern gas central heating system all contribute towards a very good energy-efficiency rating. Hardwick Community Primary School is Ofsted-rated 'Good' and the village is approximately six miles west of Cambridge city centre with buses providing a direct service from nearby St Neots Road. The property is held on a very long lease with the freehold transferred on final staircasing (100% ownership).

Housing Association: Clarion.

Tenure: Leasehold (990 years from 31/08/2022). Freehold transferred on 100% ownership.

Minimum Share: 40% (£150,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £614.81 per month (subject to annual review).

Service Charge: £43.83 per month (subject to annual review).

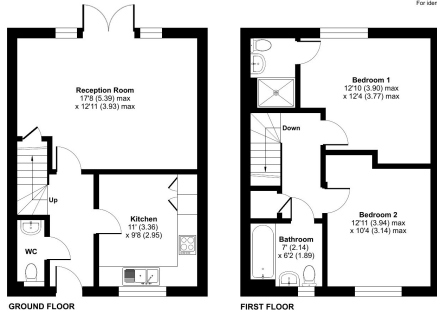
Guideline Minimum Income: Dual - £46,800 | Single - £53,600 (based on minimum share and 10% deposit).

Council Tax: Band C, South 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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Approximate Area = 864 sq ft / 80.2 sq m
For identification only - Not to scale



ⓘ Floor plan produced in accordance with RICS Property Measurement 2nd Edition, International Residential Property Measurement Standards (IPIMS) (November 2018), and RICS Valuation - Global Standards (June 2017). Produced for Urban Moves. 0827 1483207

DIMENSIONS

GROUND FLOOR

Entrance Hall

W.C.

Kitchen

11' 0" x 9' 8" (3.36m x 2.95m)

Reception Room

17' 8" max. x 12' 11" max. (5.39m x 3.93m)

FIRST FLOOR

Landing

Bedroom 1

12' 10" max. x 12' 4" (3.90m x 3.77m)

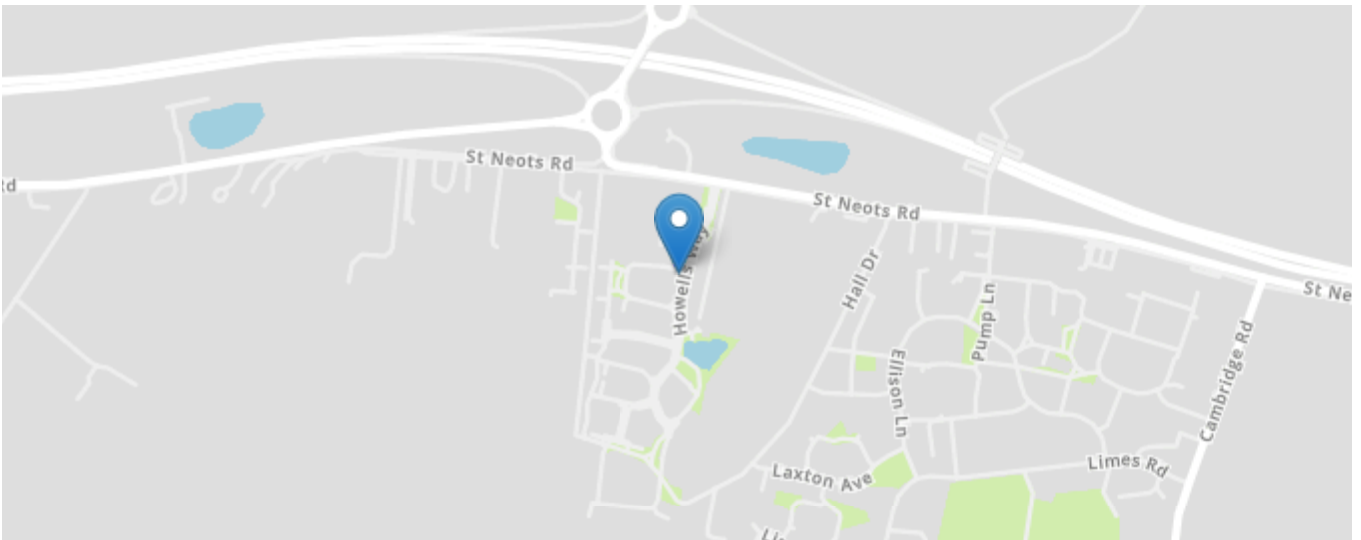
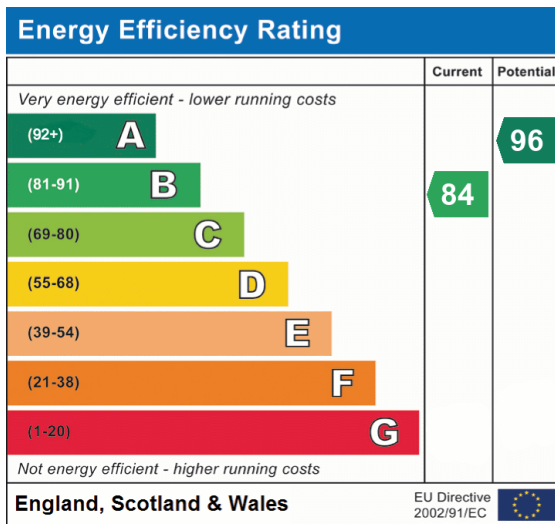
En-Suite Shower Room

Bedroom 2

12' 11" max. x 10' 4" max. (3.94m x 3.14m)

Bathroom

7' 0" max. x 6' 2" max. (2.14m x 1.89m)



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.