

£88,000 Shared Ownership

Redwing Road, Sandbach, Cheshire CW11 3TS



- Guideline Minimum Deposit £8,800
- Two Storey, Semi Detached House
- Spacious Reception Room
- Bathroom plus Downstairs WC
- South-West-Facing Rear Garden
- Guide Min Income Dual £23.9k | Single £26.4k
- Approx. 644 Sqft Gross Internal Area
- Two Good-Sized Double Bedrooms
- Very Good Energy Efficiency Rating
- Two Parking Spaces

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £220,000). A recently-constructed and smartly-presented house in Sandbach. The semi-detached property has a sleek, modern kitchen at the front, a spacious cloakroom/WC and the reception room at the rear. Double doors open onto a south-west-facing garden with patio and lawn. On the first floor are two good-sized bedrooms and an attractive, naturally-lit bathroom. 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. The property comes with parking for two cars and is within comfortable walking distance or a brief bus/bike ride of Sandbach Railway Station. The town centre is also within easy reach. Ofsted list four primary schools and two secondary schools within a mile radius of Redwing Road, all rated 'Good'.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 18/10/2021). Freehold transferred on 100% ownership.

Minimum Share: 40% (£88,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £312.51 per month (subject to annual review).

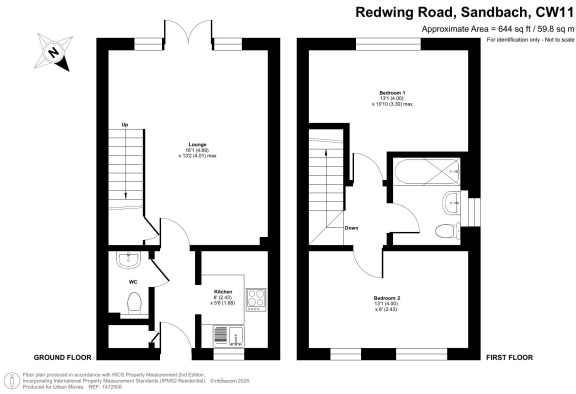
Service Charge: £18.50 per month (subject to annual review).

Guideline Minimum Income: Dual - £23,900 | Single - £26,400 (based on minimum share and 10% deposit).

Council Tax: Band B, Cheshire East 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.

DIMENSIONS



GROUND FLOOR

Entrance Hall

Kitchen

8' 0" x 5' 6" (2.43m x 1.68m)

W.C.

Lounge

16' 1" x 13' 2" (4.89m x 4.01m)

FIRST FLOOR

Landing

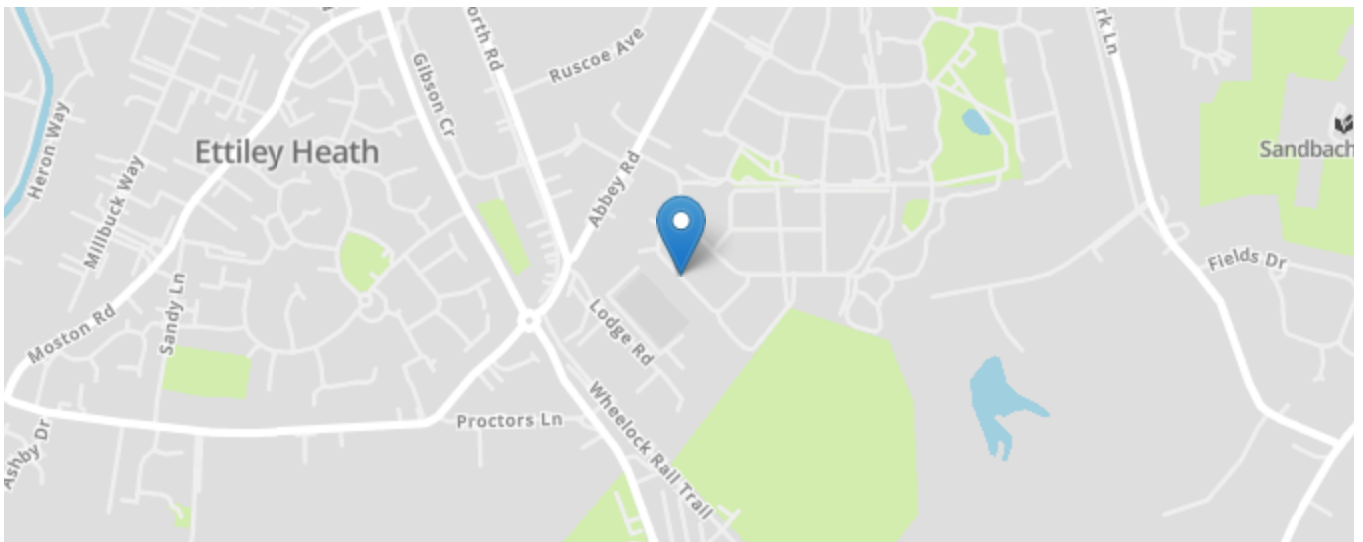
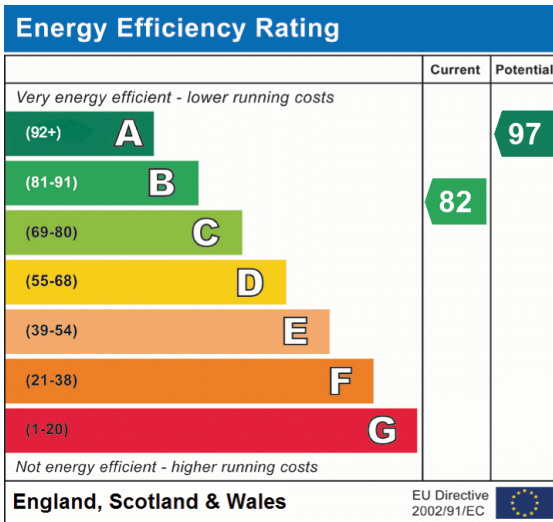
Bedroom 1

13' 1" x 10' 10" max. (4.00m x 3.30m)

Bathroom

Bedroom 2

13' 1" x 8' 0" (4.00m x 2.43m)



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.