

£96,000 Shared Ownership

Clayhill Court, 20 The Nurseries, Lewes, East Sussex BN7 2FN



- Guideline Minimum Deposit £9,600
- Second Floor (building has a lift)
- Open Plan Kitchen/Reception Room
- Fitted Wardrobe in Bedroom
- Parking Space
- Guide Min Income Dual £30.1k | Single £35.5k
- Approx. 515 Sqft Gross Internal Area
- Juliette Balcony
- Stylish Bathroom
- Short Walk to Town Centre

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £240,000). A smartly-presented, second-floor flat that features a twenty-three-foot reception room with Juliette balcony and attractive, open-plan kitchen. There is a good-sized bedroom with fitted wardrobe, a stylish bathroom and a useful storage cupboard has been provided in the entrance hallway. Well insulated walls, modern double glazing and gas central heating make for a very good energy-efficiency rating. There are shops and a choice of supermarkets in the immediate vicinity plus the town centre is within comfortable walking distance. Lewes Railway Station, for coastal services or trains in to London Victoria, can also be easily reached on foot, via bus or by brief bike ride. The flat comes with use of a covered parking space.

Housing Association: Clarion.

Tenure: Leasehold (125 years less 3 days from 29/09/2013).

Minimum Share: 40% (£96,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £389.28 per month (subject to annual review).

Service Charge: £127.60 per month (subject to annual review).

Ground Rent: £250.00 for the year.

Guideline Minimum Income: Dual - £30,100 | Single - £35,500 (based on minimum share and 10% deposit).

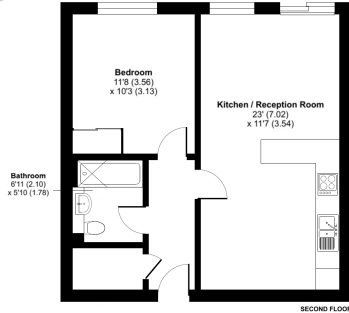
Council Tax: Band C, Lewes District Council. Priority is given to applicants living and/or working in this local authority.

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).



The Nurseries, Lewes, BN7

Approximate Area = 515 sq ft / 47.8 sq m
For identification only - Not to scale



SECOND FLOOR

ⓘ Floor plan produced in accordance with RICS Property Measurement 2nd Edition, (incorporating International Property Measurement Standards (IPMS) Requirements). Produced for Urban Moves. REF: 1470265

DIMENSIONS

SECOND FLOOR

Entrance Hall

Reception

23' 0" x 11' 7" (7.02m x 3.54m)

Kitchen

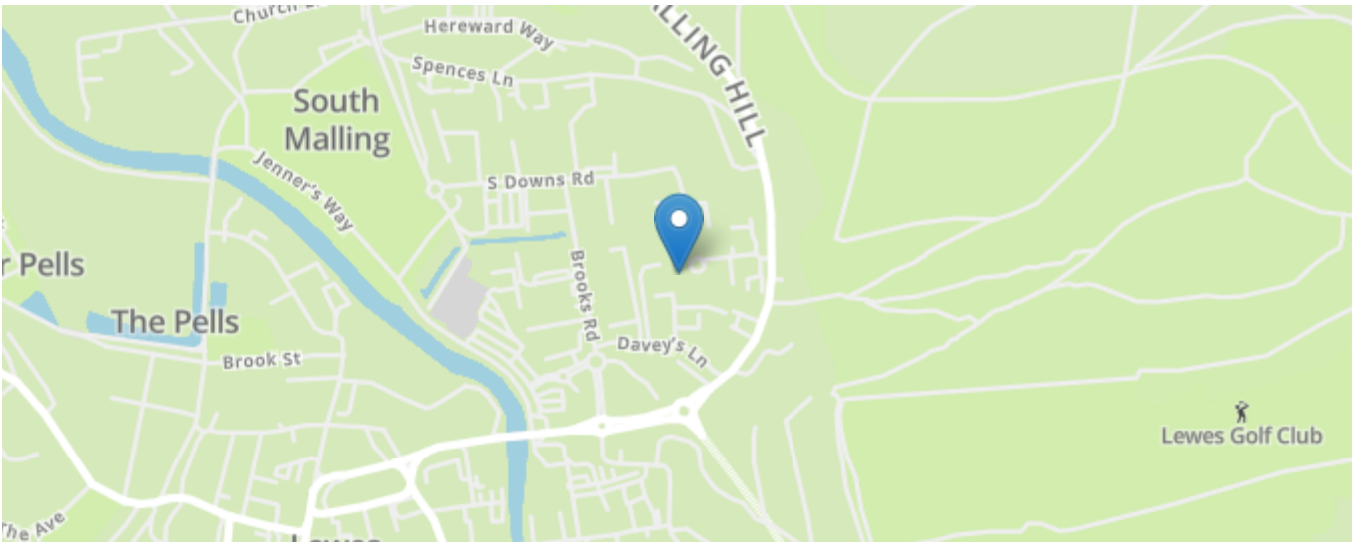
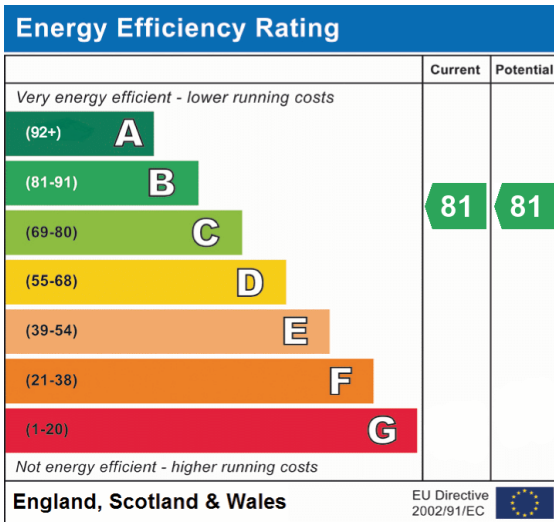
included in reception measurement

Bedroom

11' 8" max. x 10' 3" (3.56m x 3.13m)

Bathroom

6' 11" max. x 5' 10" max. (2.10m x 1.78m)



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.