

£133,400 Shared Ownership

Hindhead Drive, Longford, Coventry CV6 6PY



- Guideline Minimum Deposit £13,340
- Two-Storey, Semi-Detached House
- Reception plus Kitchen/Dining Room
- Bathroom, Shower Room and Downstairs W.C.
- South Facing Rear Garden
- Guide Min Income Dual £32.9k | Single £39.2k
- Approx. 862 Sqft Gross Internal Area
- Three Bedrooms
- Very Good Energy Efficiency Rating
- Two Parking Spaces

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 46% share. Full market value £290,000). A great chance to buy a three-bedroom, shared-ownership family home. This recently-constructed, semi-detached property has a cloakroom/WC just off the entrance hall, an attractive kitchen/dining room and a dual-aspect reception room. The naturally-lit, first-floor landing provides access to a main bedroom, with en-suite shower room, a similar-sized second double bedroom, a slightly smaller third bedroom and a simple yet stylish 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 house comes with a front lawn, side beds, a south-facing rear garden and, just beyond that, two off-street parking spaces. The Bedworth and Coventry Arena railway stations are only a brief bike ride away and junction 3 of the M6 is within easy reach if travelling by car.

Housing Association: Clarion.

Tenure: Leasehold (990 years from 13/12/2023). Freehold transferred on 100% ownership.

Minimum Share: 46% (£133,400). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £381.41 per month (subject to annual review).

Service Charge: £19.41 per month (subject to annual review).

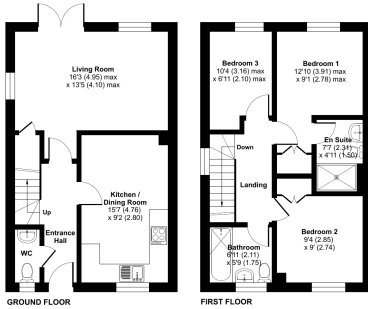
Guideline Minimum Income: Dual - £32,900 | Single - £39,200 (based on minimum share and 10% deposit).

Council Tax: Band C, Nuneaton and Bedworth 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.



Hindhead Drive, Longford, Coventry, CV6
Approximate Area = 862 sq ft / 80 sq m
For identification only - Not to scale



1 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) (November 2018). Produced for Urban Moves. REF: 1475741

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		96
(81-91)	B	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	

DIMENSIONS

GROUND FLOOR

Entrance

W.C.

Kitchen / Dining Room
15' 7" x 9' 2" (4.76m x 2.80m)

Living Room
16' 3" max. x 13' 5" max. (4.95m x 4.10m)

FIRST FLOOR

Landing

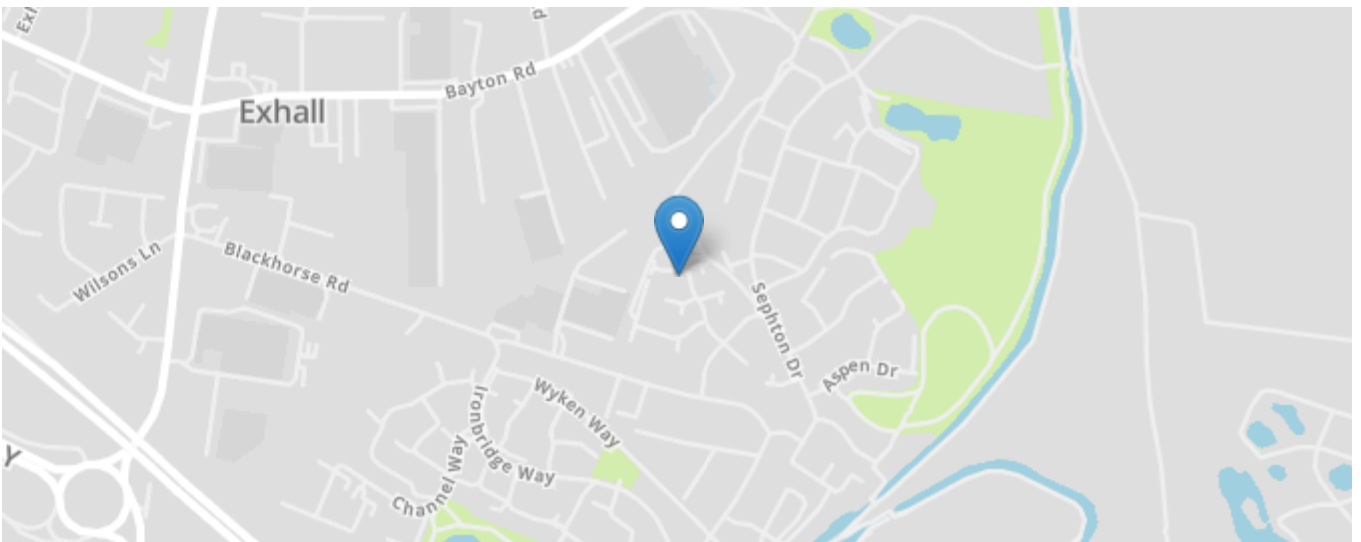
Bedroom 1
12' 10" max. x 9' 1" max. (3.91m x 2.78m)

En-Suite Shower Room
7' 7" max. x 4' 11" max. (2.31m x 1.50m)

Bedroom 2
9' 4" x 9' 0" (2.85m x 2.74m)

Bedroom 3
10' 4" max. x 6' 11" max. (3.16m x 2.10m)

Bathroom
6' 11" x 5' 9" (2.11m x 1.75m)



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.