

## £180,000 Shared Ownership

Padley Close, Chipping Norton, Oxfordshire OX7 5WB



- Guideline Minimum Deposit £18,000
- Two Storey, Three Bedroom, End of Terrace House
- Good-Sized Reception Room
- Bathroom plus Downstairs WC
- West/South-West Facing Rear Garden
- Guide Min Income Dual £50k | Single £57.3k
- Approx. 906 Sqft Gross Internal Area
- Spacious Kitchen/Dining Room
- Very Good Energy Efficiency Rating
- Two Parking Spaces

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 45% share. Full market value £400,000). A great chance to buy a three-bedroom, shared-ownership family home. The recently-constructed and smartly-presented property forms one end of a four-house terrace. The reception room leads through to a spacious kitchen/dining room. There is a separate utility area off to one side with access to a cloakroom/WC. Upstairs, on the first floor, are two generously-sized double bedrooms plus a smaller third bedroom and a naturally-lit bathroom with marble-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. To the rear of the house is a neatly-kept west/south-west-facing garden with patio, lawn, timber shed and decked seating area while to the front are two parking spaces. Padley Close is just off Banbury Road and within comfortable walking distance, or brief cycle ride, of Chipping Norton's attractive town centre.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 25/03/2020). Freehold transferred on 100% ownership.

**Minimum Share:** 45% (£180,000). The housing association will expect that you will purchase the largest share affordable.

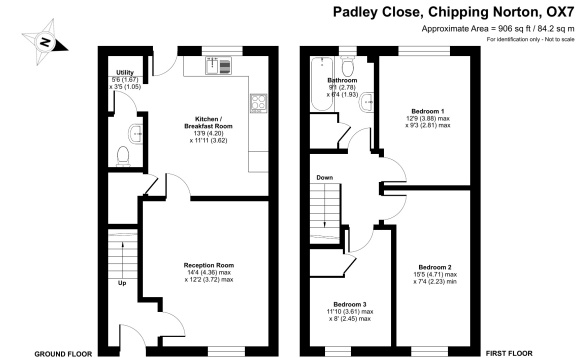
**Shared Ownership Rent:** £556.42 per month (subject to annual review).

**Service Charge:** £16.57 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £50,000 | Single - £57,300 (based on minimum share and 10% deposit).

**Council Tax:** Band D, West Oxfordshire 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.



Plan plan produced in accordance with RICS Property Measurement 2nd Edition. Measurements taken in accordance with the International Property Measurement Standards (IPMS) Standard. Produced by Urban Moves. REF: 143454

## DIMENSIONS

### GROUND FLOOR

#### Entrance Hall

#### Reception Room

14' 4" max. x 12' 2" max. (4.36m x 3.72m)

#### Kitchen / Dining Room

13' 9" x 11' 11" (4.20m x 3.62m)

#### Utility Area

5' 6" x 3' 5" (1.67m x 1.05m)

#### W.C.

### FIRST FLOOR

#### Landing

#### Bedroom 1

12' 9" x 9' 3" max. (3.88m x 2.81m)

#### Bedroom 2

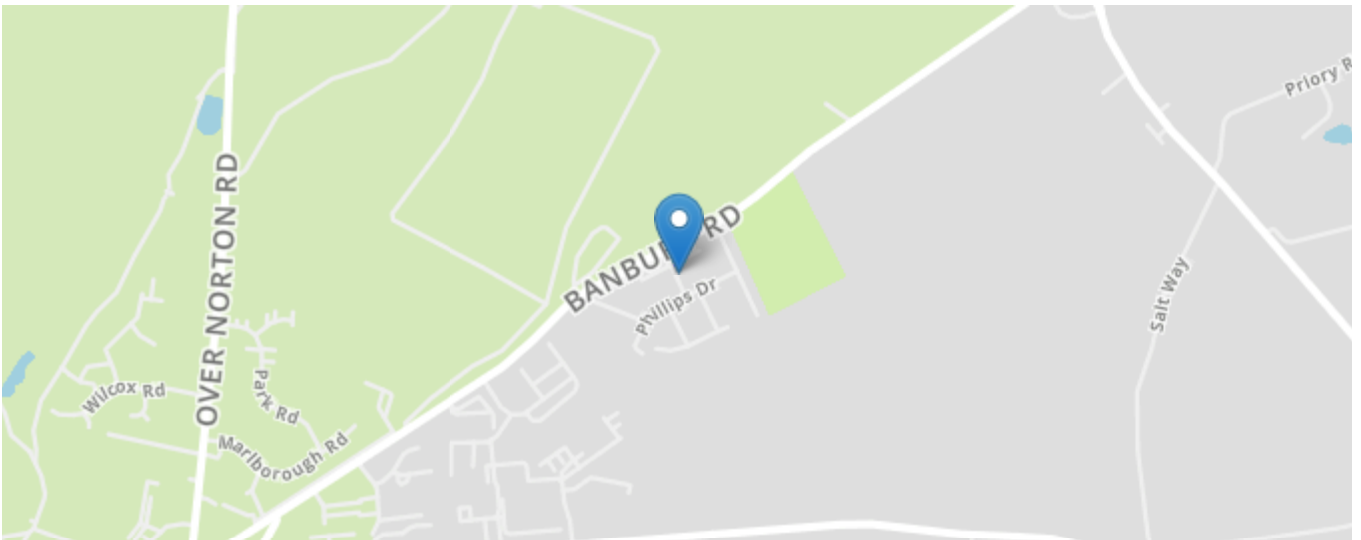
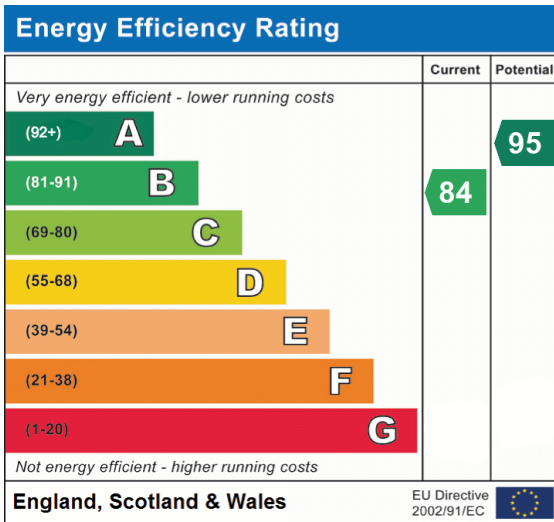
15' 5" x 7' 4" min. (4.71m x 2.23m)

#### Bedroom 3

11' 10" max. x 8' 0" max. (3.61m x 2.45m)

#### Bathroom

9' 1" max. x 6' 4" max. (2.78m x 1.93m)



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.