

£175,000 Shared Ownership

Reliance Way, Long Hanborough, Witney, Oxfordshire OX29 8GA



- Guideline Minimum Deposit £17,500
- Two Storey, Semi Detached House
- Two Good-Sized Double Bedrooms
- Very Good Energy Efficiency Rating
- Two Car Driveway
- Guide Min Income Dual £46k | Single £52.6k
- Approx. 754 Sqft Gross Internal Area
- Bathroom plus Downstairs WC
- Rear Garden
- Short Walk from Hanborough Railway Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 50% share. Full market value £350,000). A smartly-presented, semi-detached house in the village of Long Hanborough, which is close to Blenheim Palace and approximately nine miles north-east of Oxford city centre. The property has a conventional, modern layout - an attractive kitchen at the front, a central cloakroom/WC and a spacious reception/dining room at the rear. A door leads out to a neatly-kept garden with timber shed and pergola. On the first floor of the house are two generously-sized bedrooms and a naturally-lit bathroom. Well insulated walls, roof and floor, high performance glazing and gas central heating make for a very good energy-efficiency rating. A driveway provides off-street parking space for two cars plus nearby Hanborough Railway Station offers a quick journey into Oxford as well as trains to London Paddington. The local primary school is Ofsted-rated 'Good' and there are several other well-thought-of schools in the surrounding area.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/04/2019). Freehold transferred on 100% ownership.

Minimum Share: 50% (£175,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £468.17 per month (subject to annual review).

Service Charge: £32.41 per month (subject to annual review).

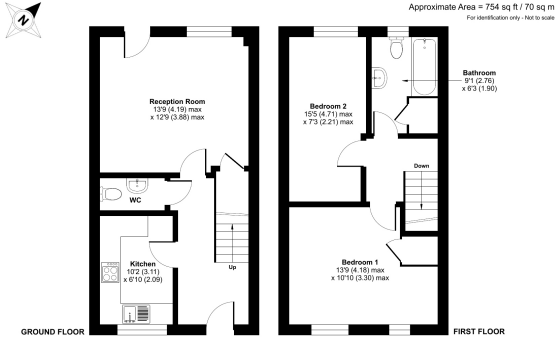
Guideline Minimum Income: Dual - £46,000 | Single - £52,600 (based on minimum share and 10% deposit).

Council Tax: Band C, 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.

Reliance Way, Long Hanborough, Witney, OX29

Approximate Area = 754 sq ft / 70 sq m
For information only - Not to scale



Plan site produced in accordance with RICS Property Measurement 2nd Edition. Accredited Residential Property Measurement Standards (APRS) Registered. Produced by Urban Moves. REF: 1488643. ©Urbanmoves 2020

DIMENSIONS

GROUND FLOOR

Entrance Hall

Kitchen

10' 2" x 6' 10" (3.11m x 2.09m)

W.C.

Reception Room

13' 9" max. x 12' 9" max. (4.19m x 3.88m)

FIRST FLOOR

Landing

Bedroom 1

13' 9" max. x 10' 10" max. (4.18m x 3.30m)

Bedroom 2

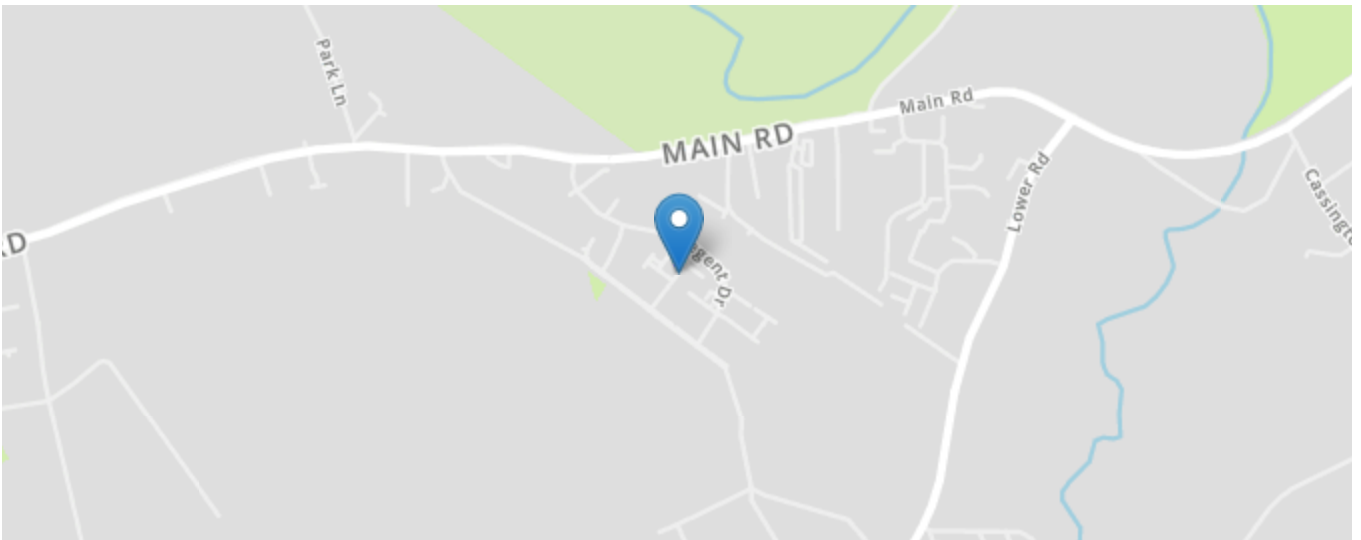
15' 5" max. x 7' 3" max. (4.71m x 2.21m)

Bathroom

9' 1" max. x 6' 3" max. (2.76m x 1.90m)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		97
(81-91) B	83	
(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	



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.