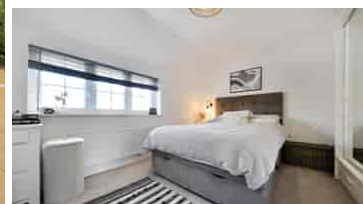


£120,000 Shared Ownership

Red Admiral Street, Ely, Cambridgeshire CB7 4FU



- Guideline Minimum Deposit £12,000
- Two Storey, Semi Detached House
- Sleek, Modern Kitchen
- Bathroom plus Downstairs WC
- Rear Garden
- Guide Min Income Dual £35.3k | Single £41.5k
- Approx. 828 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 £300,000). A recently-constructed and smartly-presented house in Ely. The semi-detached property has a conventional, modern layout: A sleek kitchen at the front, a central cloakroom/WC and the reception/dining room at the rear. A door leads out to a garden which can also be accessed via the side gate. On the first floor of the house is a full-width main bedroom plus a good-sized second double bedroom and a naturally-lit bathroom with limestone-style tiles. Well insulated walls, roof and floor, high performance glazing and gas central heating all contribute towards a very good energy-efficiency rating. The property comes with two forecourt parking spaces plus use of some, shared, visitor spaces. The attractive city centre can also be easily reached by bike. The nearby infant school and junior school are both Ofsted-rated 'Good', as are the next two nearest primaries and the local secondary school.

Housing Association: Clarion.

Tenure: Leasehold (250 years from 01/04/2023). Freehold transferred on 100% ownership.

Minimum Share: 40% (£120,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £489.01 per month (subject to annual review).

Service Charge: £45.70 per month (subject to annual review).

Guideline Minimum Income: Dual - £35,300 | Single - £41,500 (based on minimum share and 10% deposit).

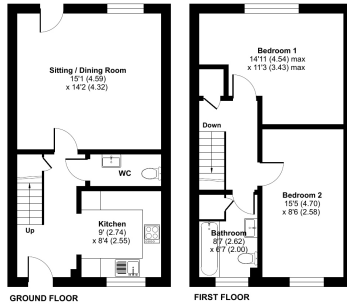
Council Tax: Band C, East Cambridgeshire District Council. Priority is given to applicants living and/or working in this local authority.

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.



Red Admiral Street, Ely, CB7

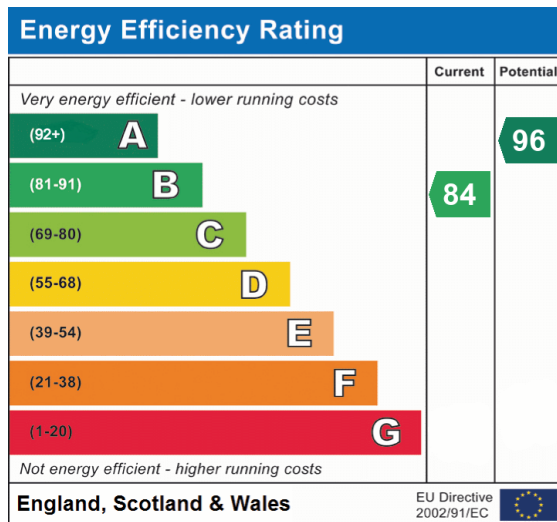
Approximate Area = 828 sq ft / 76.9 sq m
For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

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: 1407999



DIMENSIONS

GROUND FLOOR

Entrance Hall

Kitchen

9' 0" x 8' 4" (2.74m x 2.55m)

W.C.

Sitting / Dining Room

FIRST FLOOR

Landing

Bedroom 1

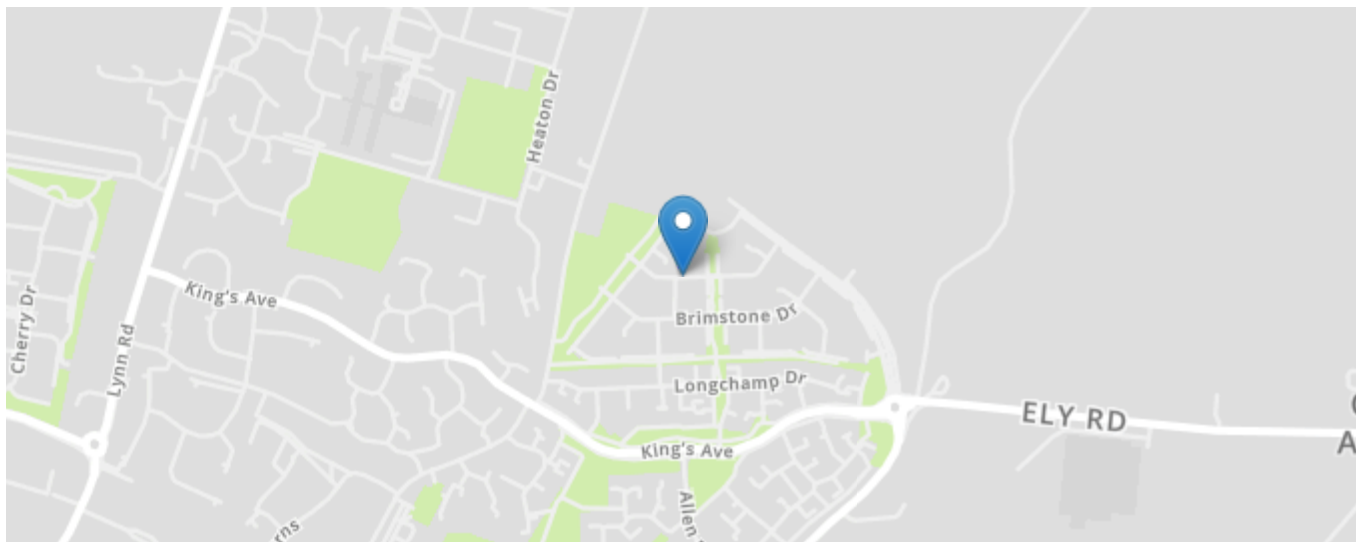
14' 11" max. x 11' 3" max. (4.54m x 3.43m)

Bedroom 2

15' 5" x 8' 6" (4.70m x 2.58m)

Bathroom

8' 7" max. x 6' 7" max. (2.62m x 2.00m)



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.