

£104,000 Shared Ownership

Kenmare Close, Bury St Edmunds, Suffolk IP32 6TT



- Guideline Minimum Deposit £10,400
- Two Storey, Mid Terrace House
- Reception plus Kitchen/Dining Room
- Bathroom plus Downstairs WC
- South East Facing Rear Garden
- Guide Min Income Dual £31.6k | Single £37.9k
- Approx. 744 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 £260,000). This recently-built and smartly-presented property forms part of a four-house terrace and has a good-sized reception room leading through to a full-width kitchen/dining room. There is an under-stairs cloakroom/WC and a door which opens onto the south-east-facing rear garden. The garden can also be accessed via a private foot-path. On the first floor of the house is a spacious main bedroom plus an approximately sixteen-foot second bedroom and a naturally-lit 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. Ofsted list several highly-rated schools in the local area. Bury St Edmunds Railway Station is only a brief bike ride away and the shops and other amenities of the attractive town centre can be easily reached via bus. The house comes with parking for two cars.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 21/03/2021). Freehold transferred on 100% ownership.

Minimum Share: 40% (£104,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £505.80 per month (subject to annual review).

Service Charge: £25.36 per month (subject to annual review).

Guideline Minimum Income: Dual - £31,600 | Single - £37,900 (based on minimum share and 10% deposit).

Council Tax: Band B, West Suffolk 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.

DIMENSIONS

GROUND FLOOR

Entrance Hall

Reception Room

15' 9" max. x 10' 3" max. (4.79m x 3.12m)

Kitchen / Dining Room

13' 11" x 10' 8" (4.24m x 3.26m)

FIRST FLOOR

Landing

Bedroom 1

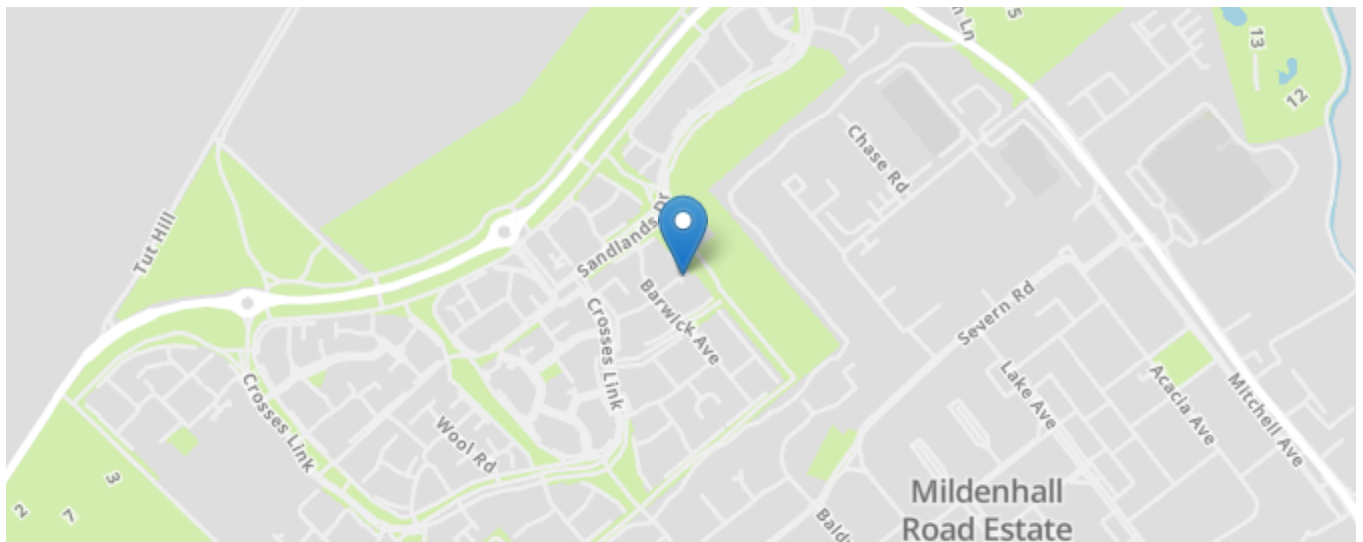
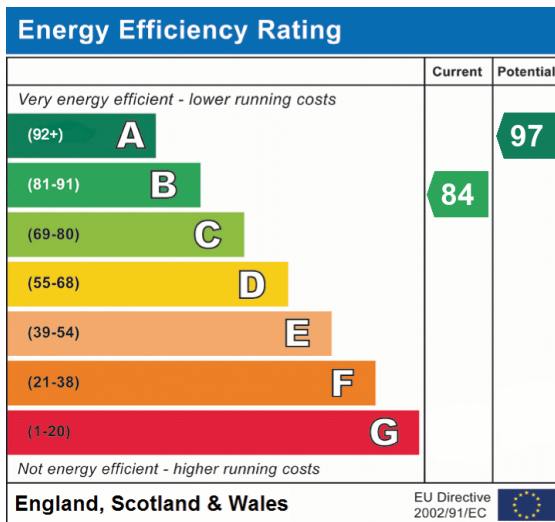
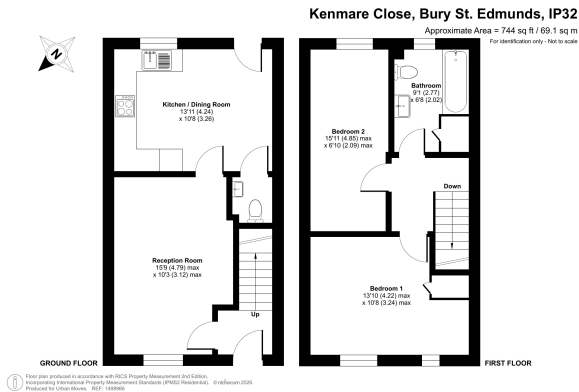
13' 10" max. x 10' 8" max. (4.22m x 3.24m)

Bedroom 2

15' 11" x 6' 10" (4.85m x 2.09m)

Bathroom

9' 1" max. x 6' 8" max. (2.77m x 2.02m)



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.