

£174,000 Shared Ownership

Hindhead Drive, Longford, Coventry CV6 6PY



- Guideline Minimum Deposit £17,400
- Two Storey, End of Terrace House
- Three Bedrooms
- Very Good Energy Efficiency Rating
- South Facing Rear Garden
- Guide Min Income Dual £37.8k | Single £44k
- Approx. 892 Sqft Gross Internal Area
- Bathroom, Shower Room and Downstairs W.C.
- Underfloor Heating
- Two Parking Spaces

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 60% share. Full market value £290,000). This recently-constructed, three-bedroom property forms one end of a short, three-house terrace and has a conventional, modern layout: A cloakroom/WC just off the entrance hall, a good-sized kitchen and a full-width reception room at the rear. Patio doors open onto a south-facing garden which is larger than many of the neighbouring gardens. On the first floor of the house is a main bedroom with en-suite shower room and built-in wardrobe plus a similar-sized second bedroom, a slightly smaller third bedroom and a naturally-lit bathroom. Well insulated walls, roof and floor, high performance glazing and a modern gas central heating system have resulted in a very good energy-efficiency rating. The property comes with two parking spaces and the Bedworth and Coventry Arena railway stations can also be easily reached by bike.

Housing Association: Clarion.

Tenure: Leasehold (990 years from 08/12/2023). Freehold transferred on 100% ownership.

Minimum Share: 60% (£174,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £279.81 per month (subject to annual review).

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

Guideline Minimum Income: Dual - £37,800 | Single - £44,000 (based on minimum share and 10% deposit).

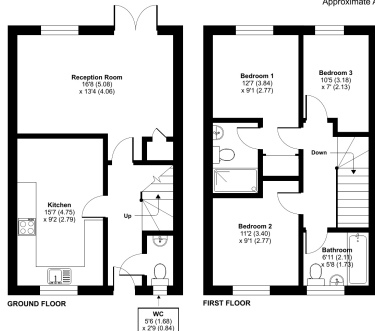
Council Tax: Band C, Nuneaton and Bedworth Borough Council. Priority is given to applicants living and/or working in this local authority.

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.



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Approximate Area = 892 sq ft / 82.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement (2nd Edition).
Measuring International Property Measurement Standards (IPMS) Handbook. © March 2018.
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DIMENSIONS

GROUND FLOOR

Entrance Hallway

W.C.

5' 6" x 2' 9" (1.68m x 0.84m)

Kitchen

15' 7" x 9' 2" (4.75m x 2.79m)

Reception Room

16' 8" x 13' 4" (5.08m x 4.06m)

FIRST FLOOR

Landing

Bedroom 1

12' 7" x 9' 1" (3.84m x 2.77m)

En-Suite Shower Room

Bedroom 2

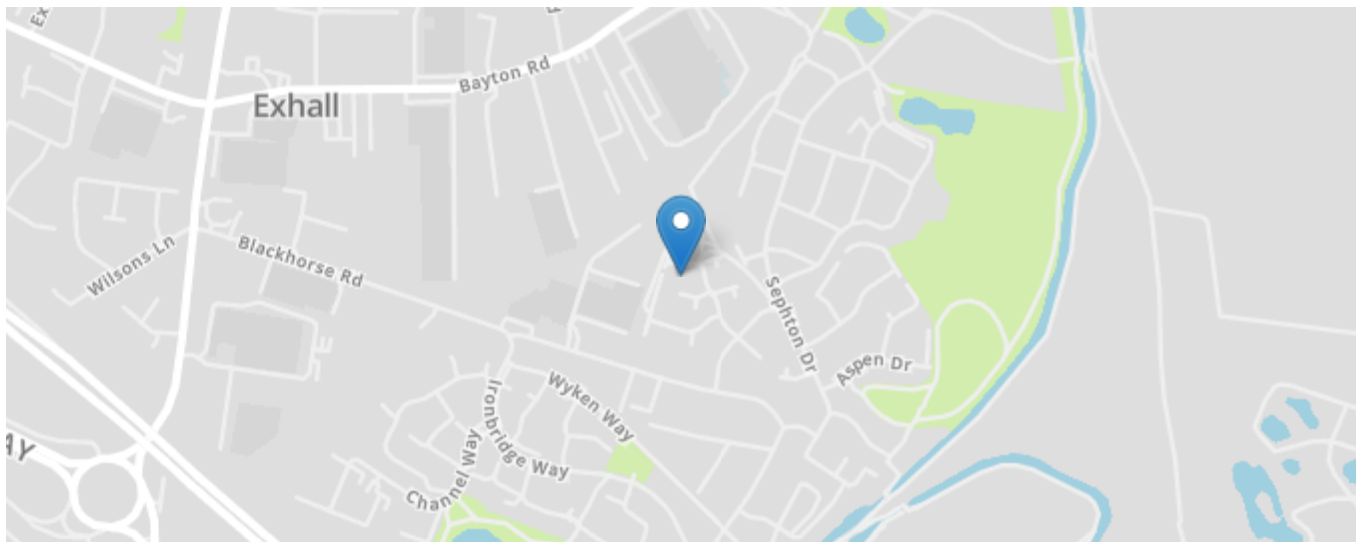
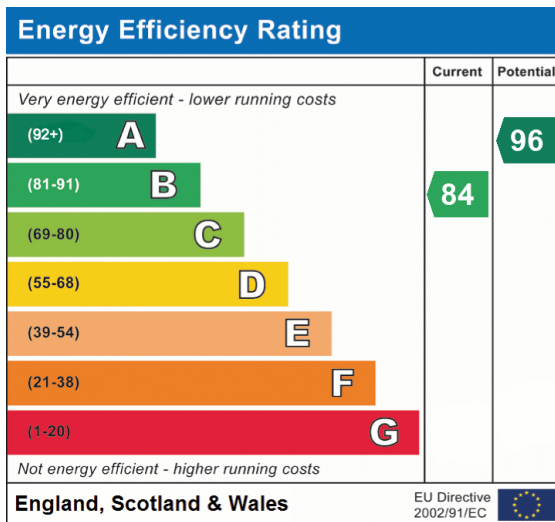
11' 2" x 9' 1" (3.40m x 2.77m)

Bedroom 3

10' 5" x 7' 0" (3.18m x 2.13m)

Bathroom

6' 11" x 5' 8" (2.11m x 1.73m)



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.