

£170,000 Shared Ownership

Spindle Wood, Chelmsford, Essex CM1 4FP



- Guideline Minimum Deposit £17,000
- Two Storey, Semi Detached House
- Spacious Reception/Dining Room
- Bathroom plus Downstairs WC
- South Facing Rear Garden
- Guide Min Income Dual £54.7k | Single £62.8k
- Approx. 1006 Sqft Gross Internal Area
- Three Double Bedrooms
- Very Good Energy Efficiency Rating
- Two Car Driveway

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £425,000). A great chance to buy a generously-proportioned, shared-ownership family home. This smartly-presented, semi-detached property has a good-sized kitchen at the front, a central cloakroom/WC and an attractive reception/dining room at the rear. Double doors open onto a south-facing garden with patio, lawn and timber shed. on the first floor of the house is a spacious main bedroom, with fitted, mirror-fronted wardrobe, plus two further bedrooms and a stylish, 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. The property comes with a two-car driveway and the railway station, shops and other amenities of Chelmsford city centre can also be easily reached via bus or bike. Newlands Spring Primary & Nursery School, which is just a few minutes walk away, is Ofsted-rated 'Good', as are several other primaries in the surrounding area.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/10/2016). Freehold transferred on 100% ownership.

Minimum Share: 40% (£170,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £697.69 per month (subject to annual review).

Service Charge: £46.71 per month (subject to annual review).

Guideline Minimum Income: Dual - £54,700 | Single - £62,800 (based on minimum share and 10% deposit).

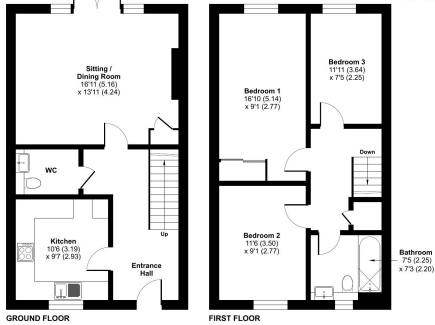
Council Tax: Band C, Chelmsford City Council. Priority is given to applicants living and/or working in this local authority.

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.



Spindle Wood, Chelmsford, CM1

Approximate Area = 1006 sq ft / 93.4 sq m
For identification only - Not to scale



① Floor plan produced in accordance with PAS 98: Property Measurement 2nd Edition.
Approved Professional Property Measurement Standards (PAS98 Registered). ©Urbanmoves 2020.
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DIMENSIONS

GROUND FLOOR

Entrance Hall

Kitchen

10' 6" x 9' 7" (3.19m x 2.93m)

W.C.

Sitting / Dining Room

16' 11" x 13' 11" (5.16m x 4.24m)

FIRST FLOOR

Landing

Bedroom 1

16' 10" x 9' 1" (5.14m x 2.77m)

Bedroom 2

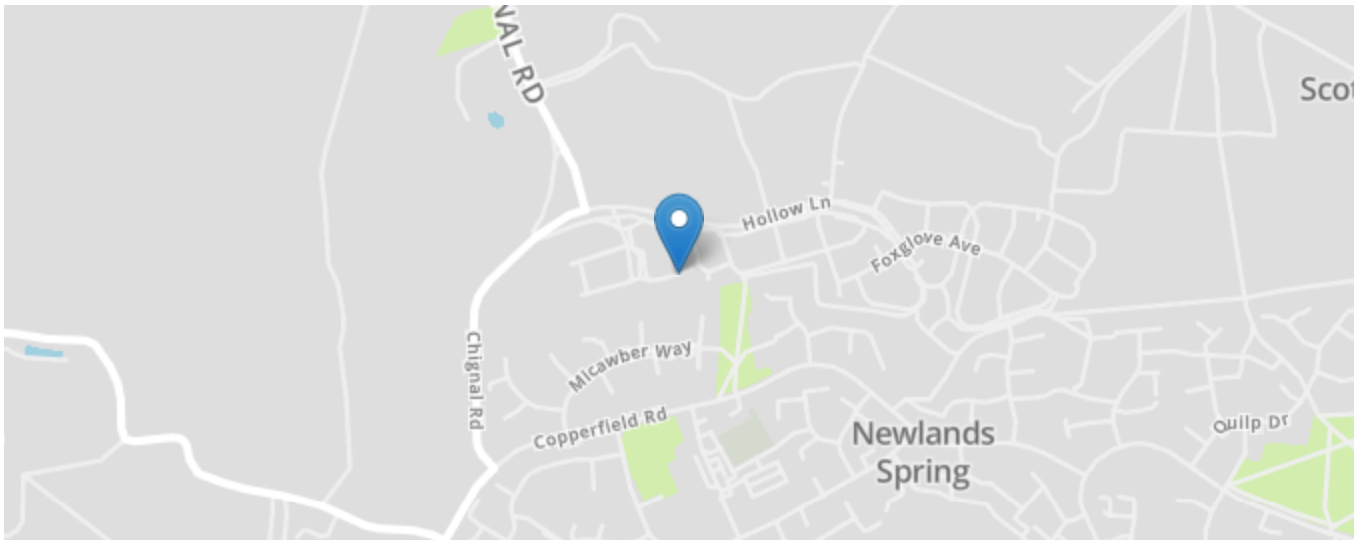
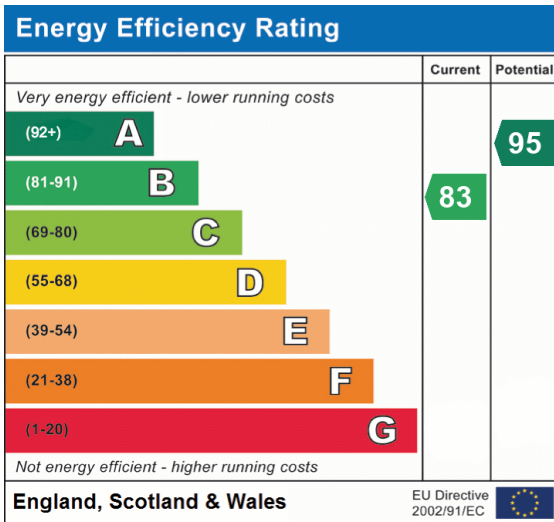
11' 6" x 9' 1" (3.50m x 2.77m)

Bedroom 3

11' 11" x 7' 5" (3.64m x 2.25m)

Bathroom

7' 5" max. x 7' 3" max. (2.25m x 2.20m)



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.