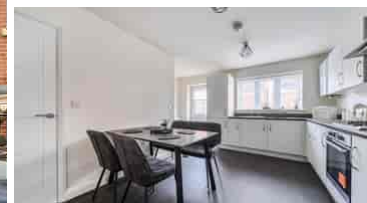


£89,250 Shared Ownership

Arnold Drive, Cawston, Rugby, Warwickshire CV23 9FU



- Guideline Minimum Deposit £8,925
- Two Storey, Mid Terrace House
- Reception plus Spacious Kitchen/Dining Room
- Bathroom plus Downstairs WC
- Rear Garden
- Guide Min Income Dual £28.1k | Single £32.7k
- Approx. 782 Sqft Gross internal Area
- Two Good-Sized Double Bedrooms
- Very Good Energy Efficiency Rating
- Two Parking Spaces

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £255,000). A recently-constructed and immaculately-presented house in the Cawston suburb of Rugby. The mid-terrace property has a reception room which leads through to the spacious kitchen/dining room. From here, a door opens onto a rear garden that can also be accessed via the back gate. On the first floor of the house is a generously-sized main bedroom plus a second, comfortable and full-width, double bedroom. There is simple, modern bathroom plus a ground-floor cloakroom/WC. Well insulated walls, roof and floor, high performance glazing and gas central heating all contribute towards a very good energy-efficiency rating. The house comes with two forecourt parking spaces and the local roads provide easy access to the A45/M45, the M6 and M1. Rugby town centre can also be reached by bus or bike and there are several well-thought-of schools in the surrounding area. Nearby areas like Cawston Greenway and Bluebell Woods offer outside space to explore.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/01/2020). Freehold transferred on 100% ownership.

Minimum Share: 35% (£89,250). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £438.12 per month (subject to annual review).

Service Charge: £44.10 per month (subject to annual review).

Guideline Minimum Income: Dual - £28,100 | Single - £32,700 (based on minimum share and 10% deposit).

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

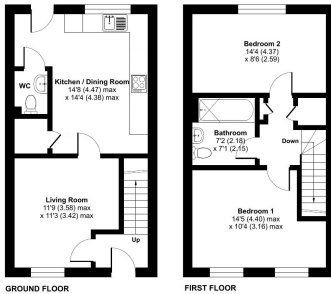
This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are 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.



Arnold Drive, Cawston, Rugby, CV23

Approximate Area = 782 sq ft / 72.6 sq m

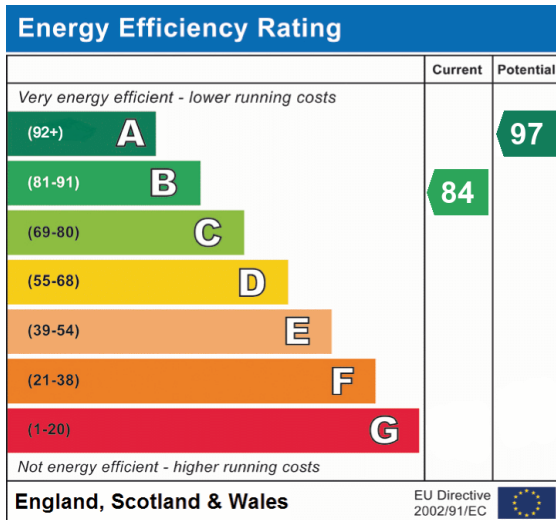
For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

1 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) Residential. ©andbecom 2018. Produced for Urban Moves. REF: 1030495



DIMENSIONS

GROUND FLOOR

Entrance Hall

Living Room

11' 9" max. x 11' 3" max. (3.58m x 3.42m)

Kitchen / Dining Room

14' 8" max. x 14' 4" max. (4.47m x 4.38m)

W.C.

FIRST FLOOR

Landing

Bedroom 1

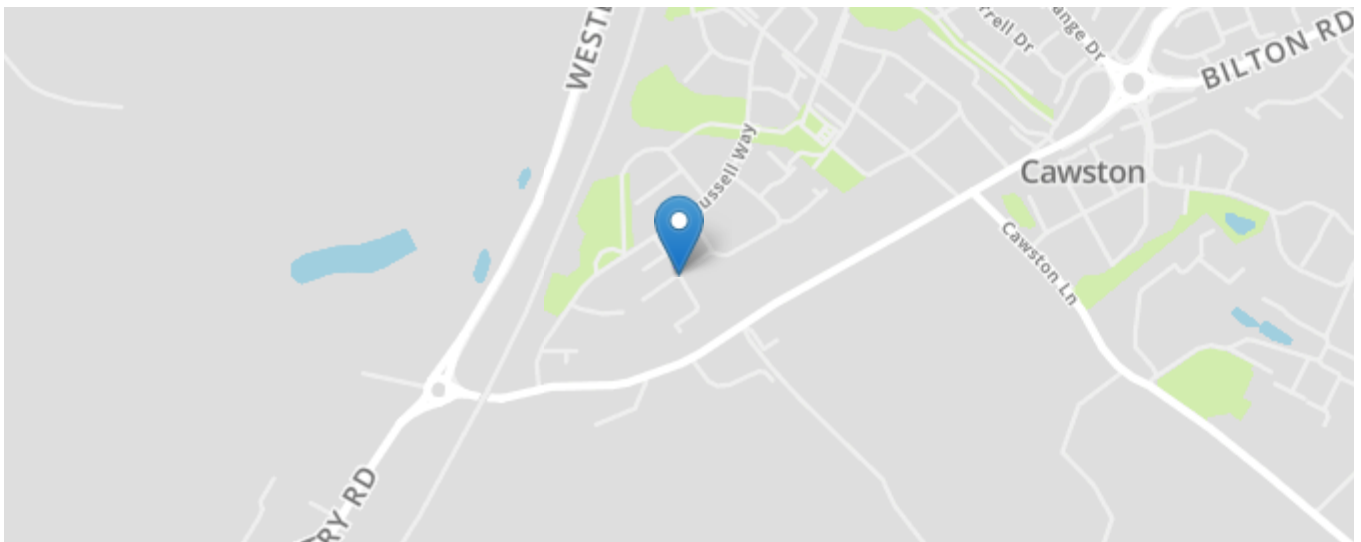
14' 5" max. x 10' 4" max. (4.40m x 3.16m)

Bathroom

7' 2" max. x 7' 1" max. (2.18m x 2.15m)

Bedroom 2

14' 4" x 8' 6" (4.37m x 2.59m)



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.