

£92,500 Shared Ownership

Tylers Ride, South Woodham Ferrers, Chelmsford, Essex CM3 5ZE



- Guideline Minimum Deposit £13,875
- First Floor
- Semi-Open-Plan Kitchen/Reception Room
- Stylish Bathroom
- Two Balconies
- Guide Min Income Dual £22.7k | Single £24.5k
- Approx. 553 Sqft Gross Internal Area
- Spacious Bedroom with Fitted Wardrobe
- Good Energy Efficiency Rating
- Parking Space

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 50% share. Theoretical full market value £185,000 but see 'Please Note' below). A smartly-presented, first-floor flat which has a spacious reception room with semi-open-plan kitchen and a dedicated home office area. From here, doors open onto two separate west-facing balconies. There is a generously-sized bedroom, with fitted wardrobe, and a stylish bathroom. A built-in storage/utility cupboard has been provided in the entrance hallway and well insulated walls and gas central heating make for a good energy-efficiency rating. The property comes with an allocated, off-street parking space plus access to the communal cycle store. There are shops, a leisure centre, Saltcoats Park and Compass Gardens all close by. South Woodham Ferrers Railway Station for Greater Anglia services including peak-time trains into London Liverpool Street, is also within easy reach.

Please Note: This is a Capped Equity property. 'Staircasing' is restricted to a maximum of 80%.

Housing Association: Clarion.

Tenure: Leasehold (155 years less 3 months from 01/01/2005).

Minimum Share: 50% (£92,500). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £64.66 per month (subject to annual review).

Service Charge: £195.01 per month (subject to annual review).

Guideline Minimum Income: Dual - £22,700 | Single - £24,500 (based on minimum share and 15% deposit).

Council Tax: Band B, 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. Pets may be permitted but only with prior consent from Clarion (which can only be obtained once you are the property owner).

DIMENSIONS

FIRST FLOOR

Entrance Hall

Kitchen

12' 2" max. x 10' 4" (3.71m x 3.15m)

Reception / Dining Room

12' 11" x 12' 2" (3.94m x 3.71m)

Office Area

7' 1" x 2' 11" (2.16m x 0.89m)

Balcony

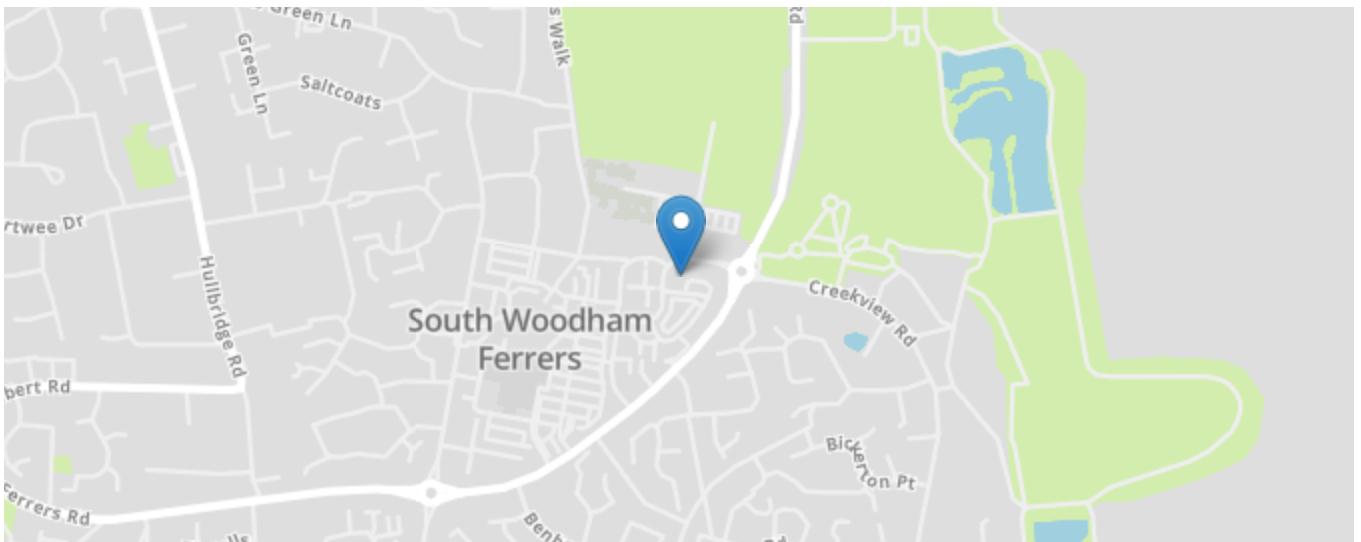
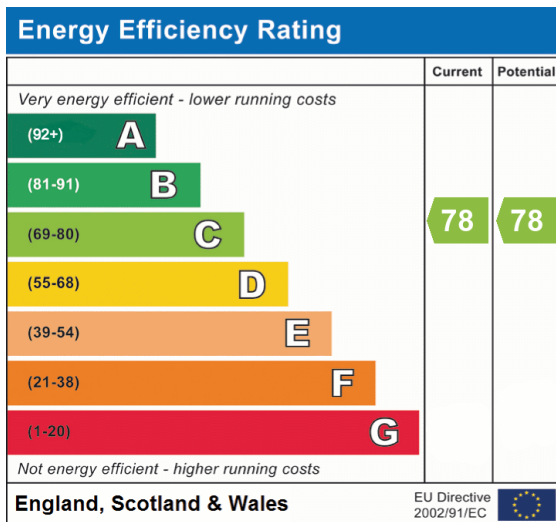
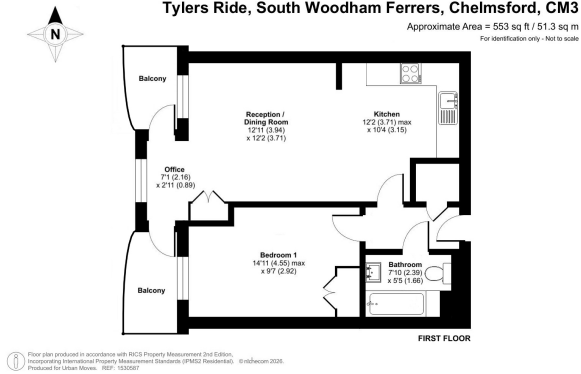
Balcony

Bedroom

14' 11" max. x 9' 7" (4.55m x 2.92m)

Bathroom

7' 10" x 5' 5" (2.39m x 1.66m)



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.