

## £105,750 Shared Ownership

Longley Road, Chichester, West Sussex PO19 6EA



- Guideline Minimum Deposit £10,575
- Third Floor (building has a lift)
- High Performance Glazing
- Parking Space
- Guide Minimum Income - £31.8k dual | £38.1k single
- Approx. 654 Sqft Gross Internal Area
- Communal Heating and Hot Water
- City Centre Within Easy Reach

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 45% share. Full market value £235,000). A modern apartment constructed within the pleasant and neatly-kept grounds of the former Graylingwell Hospital. The smartly-presented property is on the top floor and features a south-east-facing reception room with Juliette balcony and access to the attractive kitchen. There is spacious main bedroom plus a second good-sized double bedroom and a simple, white-tiled bathroom. Demanding insulation standards, high performance glazing and a communal heating/hot water system have resulted in a very good energy-efficiency rating. The apartment comes with use of a parking space and is also within comfortable walking distance or short bus/cycle ride of the excellent range of shops and other amenities to be found in the city centre.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 2014).

**Minimum Share:** 45% (£105,750). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £315.98 per month (subject to annual review).

**Service Charge:** £181.26 per month (subject to annual review).

**Ground Rent:** £295.00 for the year.

**Guideline Minimum Income:** Dual - £31,800 | Single - £38,100 (based on minimum share and 10% deposit).

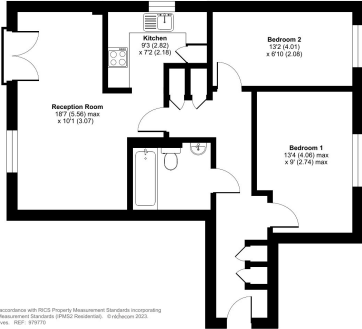
**Council Tax:** Band B, Chichester District Council. Priority is given to applicants living and/or working in this local authority.

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 not permitted (except assistance animals).

## DIMENSIONS

Longley Road, Chichester, PO19

Approximate Area = 654 sq ft / 60.7 sq m  
For identification only - Not to scale



Approved Property Measurement  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential) - 1st Edition 2018. Prepared by Urban Moves - 020 3000 0000

### THIRD FLOOR

#### Entrance Hallway

#### Reception Room

18' 7" max. x 10' 1" (5.66m x 3.07m)

#### Kitchen

9' 3" max. x 7' 2" max. (2.82m x 2.18m)

#### Bedroom 1

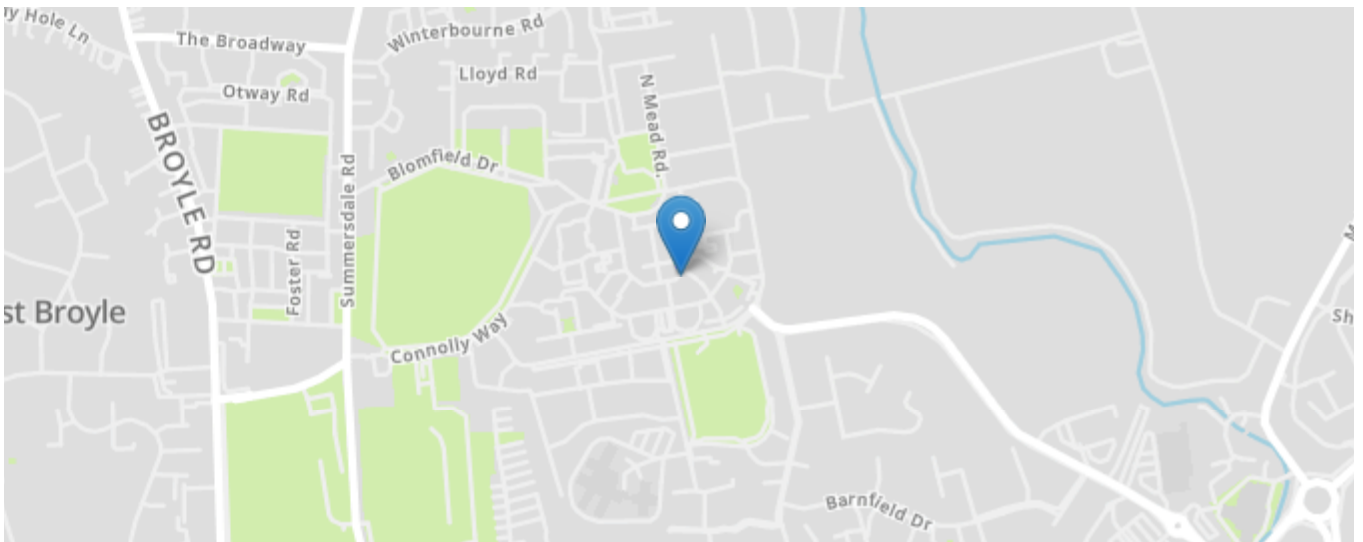
13' 4" max. x 9' 0" max. (4.06m x 2.74m)

#### Bedroom 2

13' 2" x 6' 10" (4.01m x 2.08m)

#### Bathroom

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>		85	85
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



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.