

£120,750 Shared Ownership

Station Avenue, Houlton, Rugby, Warwickshire CV23 1BF



- Guideline Minimum Deposit £12,075
- Three Storey, Four Bedroom, Semi Detached house
- Bathroom, Shower Room and Cloakroom
- East/South-East Facing Rear Garden
- Guide Min Income Dual £39.6k | Single £45.9k
- Approx. 1115 Sqft Gross Internal Area
- Very Good Energy-Efficiency Rating
- Two Parking Spaces

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £345,000). A rare chance to buy a four-bedroom, shared-ownership family home. This attractive, semi-detached house has a ground-floor cloakroom, a kitchen/dining room with bay window and a reception room with patio doors that open onto the east/south-east-facing rear garden. Upstairs are two comfortable double bedrooms, a smaller bedroom/study and a simple, modern bathroom. The top floor is taken up by a large main bedroom with naturally-lit, en-suite shower room. The energy-efficiency rating is very good, thanks to well insulated walls, roof and floor, high performance glazing and gas central heating. Just beyond the garden gate are two parking spaces and the nearby A428 leads west into the centre of Rugby and east towards the A5 and M1. Ofsted list two primary schools and a secondary school within a mile radius, all rated either 'Good' or 'Outstanding'.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 30/06/2021).

Minimum Share: 35% (£120,750). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £597.45 per month (subject to annual review).

Service Charge: £25.33 per month (subject to annual review).

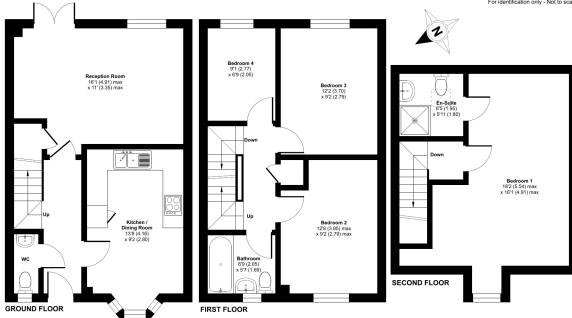
Guideline Minimum Income: Dual - £39,600 | Single - £45,900 (based on minimum share and 10% deposit).

Council Tax: Band D, 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.

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Approximate Area = 1115 sq ft / 103.5 sq m
For identification only - Not to scale



1 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS: Residential). Produced for Urban Moves. REF: 120801 © Urban Moves 2023

DIMENSIONS

GROUND FLOOR

Entrance Hallway

Cloakroom

Kitchen / Dining Room

13' 8" x 9' 2" (4.17m x 2.79m)

Reception Room

16' 1" max. x 11' 0" max. (4.90m x 3.35m)

FIRST FLOOR

Landing

Bedroom 2

12' 8" max. x 9' 2" max. (3.86m x 2.79m)

Bedroom 3

12' 2" x 9' 2" (3.71m x 2.79m)

Bedroom 4

9' 1" x 6' 9" (2.77m x 2.06m)

Bathroom

6' 9" x 5' 7" (2.06m x 1.70m)

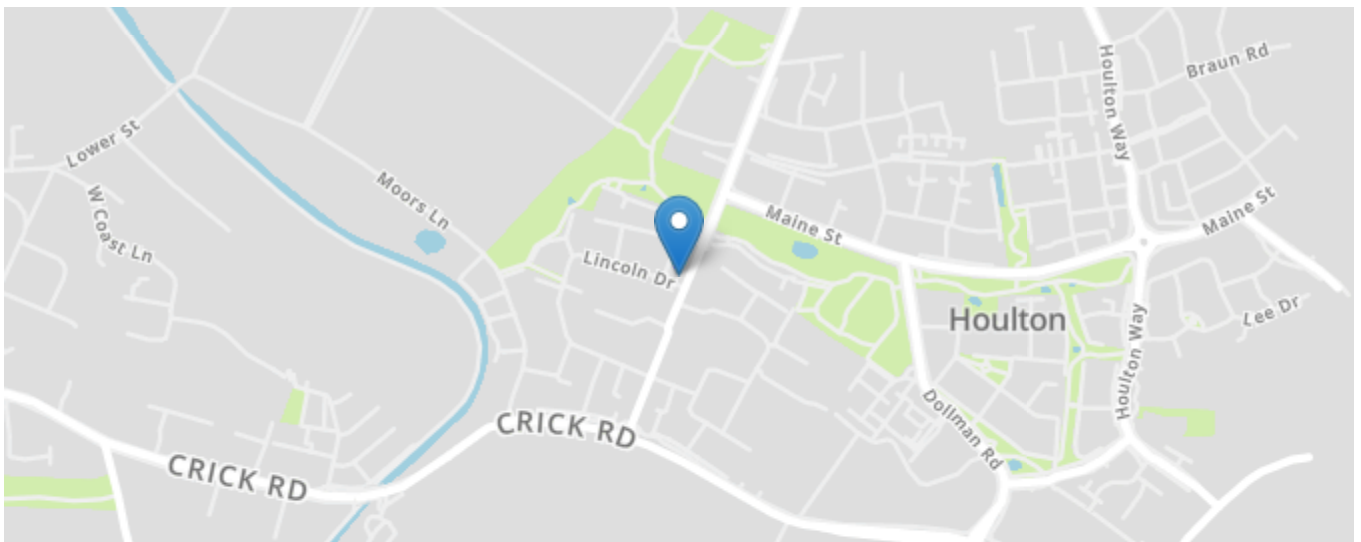
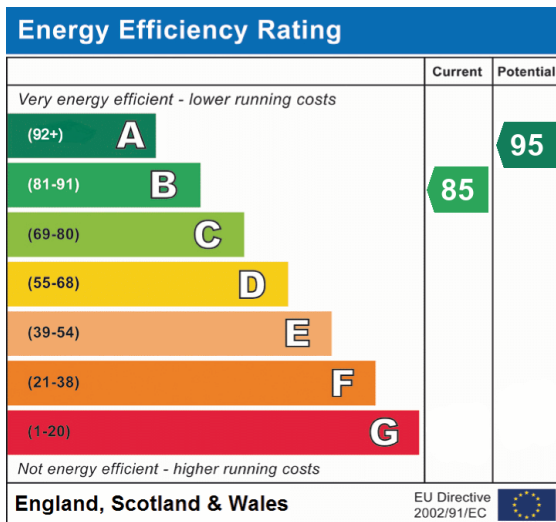
SECOND FLOOR

Bedroom 1

18' 2" max. x 16' 1" max. (5.54m x 4.90m)

En-Suite Shower Room

6' 5" x 5' 11" (1.96m x 1.80m)



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.