



- Brilliant First Time Buy
- 25% Shared Ownership With Heylo Housing
- Spacious Ground Floor Maisonette
- One Large Double Bedroom
- Modern Open Plan Kitchen/Dining/Living Area
- Allocated Parking

Nightingale Drive, Halstead, Essex. CO9 2FQ.

Welcome to your opportunity to step onto the property ladder with this one-bedroom, spacious ground floor maisonette located on Nightingale Drive, Halstead. Offered to the market under 25% shared ownership with Heylo Housing, this property presents an excellent chance to secure a foothold in the property market.



Property Details.

Room Measurements

Entrance Hall



Open Plan Kitchen/Dining/Living



4.22m x 6.32m (1384' 6" x 20' 9")



Bedroom



2.74m x 5.91m (9' 0" x 19' 5")

Property Details.

Bathroom



1.98m x 2.18m (6' 6" x 7' 2")

Parking



One Allocated Parking Space.

Agents Note

Leasehold Information

Please be advised this property is offered to the market on a leasehold basis with the lease commencing of 125 Years from 2018. There is also charges payable monthly as follows;

Monthly Rent to Heylo Housing £364.82
Monthly Lease Management Fee £25,54
Annual Buildings Insurance £80.40
Service Charge Monthly £5.40

Buyers Criteria

Key criteria are:

- Buyers must be at least 18 years old
- Buyers must have a total household income under £80,000 (£90,000 in London)
- Buyers must meet the Homes England affordability and sustainability assessments (see the Homes England calculator guidance for

further information)

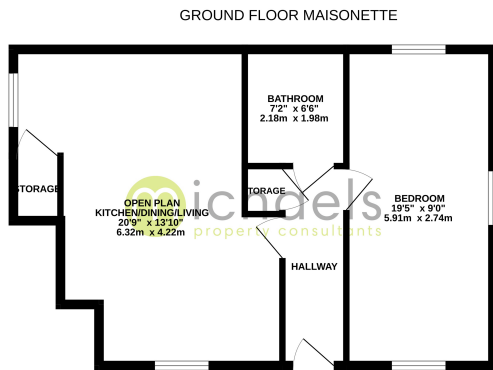
- Buyers are expected to use any savings and assets towards the purchase of their home. This may mean selling assets such as bonds, shares, land and any other financial investments.
- Buyers in receipt of benefits are eligible for shared ownership provided they meet the Homes England affordability assessment (not all benefits are eligible)
- Self-employed buyers must be able to provide 2-years evidence of their income

Buyers Criteria Continued

- Buyers must purchase the maximum share they can reasonably afford within the parameters of the Homes England calculator
- Shared owners must be first time buyers or do not own another property in the UK or any other country or have a memorandum of sale for their existing property.
- Buyers must have good credit history and must not have the following (for more information on acceptable credit for Home Reach please refer to the credit policy):
No mortgage or rent arrears, Other bad debts or County Court Judgements
- Buyers must have a minimum 5% deposit towards the share they are purchasing
- Buyers may retain a portion of their savings to cover the costs of purchase and moving home (typically up to £5,000). This may include:

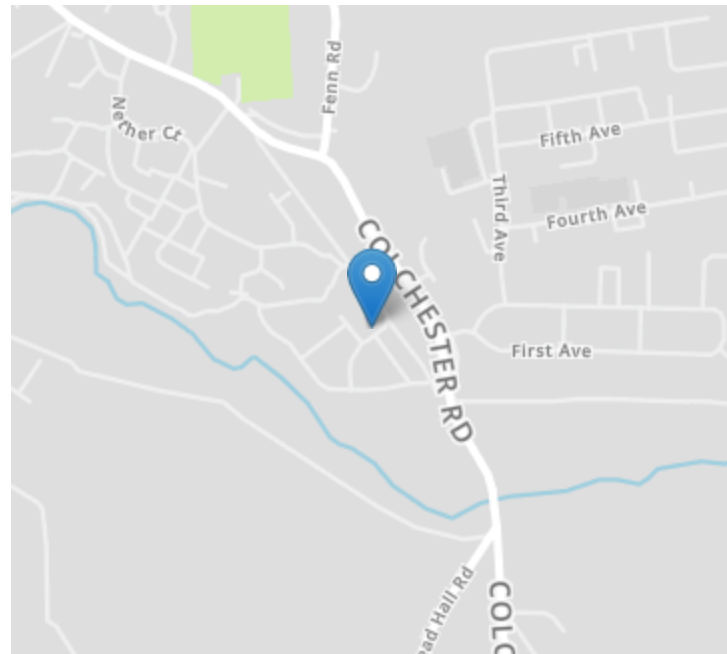
Property Details.

Floorplans



While every effort has been made to ensure the accuracy of the floorplan contained here, representation of walls, fixtures, fittings and other details are approximate and no responsibility is taken for any error, omission or other inaccuracy. This plan is for guidance purposes only and should not be used for any proprietary purposes. The architect, surveyor and appliances shown here are based upon information given to the agent by the vendor. Michael's Ref: 12345678

Location



Energy Ratings

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.