

## £57,500 Shared Ownership

Garnham Court, Braintree, Essex CM7 2BT



- Guideline Minimum Deposit £5,750
- Second (Top) Floor
- Juliette Balcony
- Two Parking Spaces
- Guideline Income £23.1k (dual) | £28.4k (single)
- Approx. 718 Sqft Gross Internal Area
- Very Good Energy-Efficiency Rating
- Very Long Lease

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £230,000). This flat is on the top floor of a recently-constructed development and appears in excellent condition throughout. The property has a twenty-three-foot, triple-aspect reception room with open-plan kitchen area featuring sleek, white units and integrated appliances. There is a spacious main bedroom with fitted, mirror-fronted wardrobe plus a second, good-sized double bedroom, an attractive, naturally-lit bathroom and a pair of storage/utility cupboards in the entrance hallway. Well insulated walls and roof, high performance glazing and a modern gas central heating system all contribute towards a very good energy-efficiency rating. A car park to the rear of the block includes two spaces for this flat and the town centre/railway station can also be reached on foot or by brief cycle ride. The property benefits from a very long lease.

**Housing Association:** Clarion.

**Tenure:** Leasehold (990 years from 01/04/2021).

**Minimum Share:** 25% (£57,500). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £467.77 per month (subject to annual review).

**Service Charge:** £66.18 per month (subject to annual review).

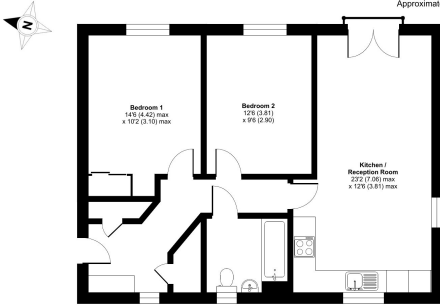
**Guideline Minimum Income:** Dual - £23,100 | Single - £28,400 (based on minimum share and 10% deposit).

**Council Tax:** Band B, Braintree 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).

**Garnham Court, Braintree, CM7**

Approximate Area = 718 sq ft / 66.7 sq m  
For identification only - Not to scale



Approved by Urban Moves. Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) methodology. Produced by Urban Moves. REF: 110204

## DIMENSIONS

### SECOND FLOOR

#### Entrance Hallway

#### Reception

23' 2" max. x 12' 6" max. (7.06m x 3.81m)

#### Kitchen

included in reception measurement

#### Bedroom 1

14' 6" max. x 10' 2" max. (4.42m x 3.10m)

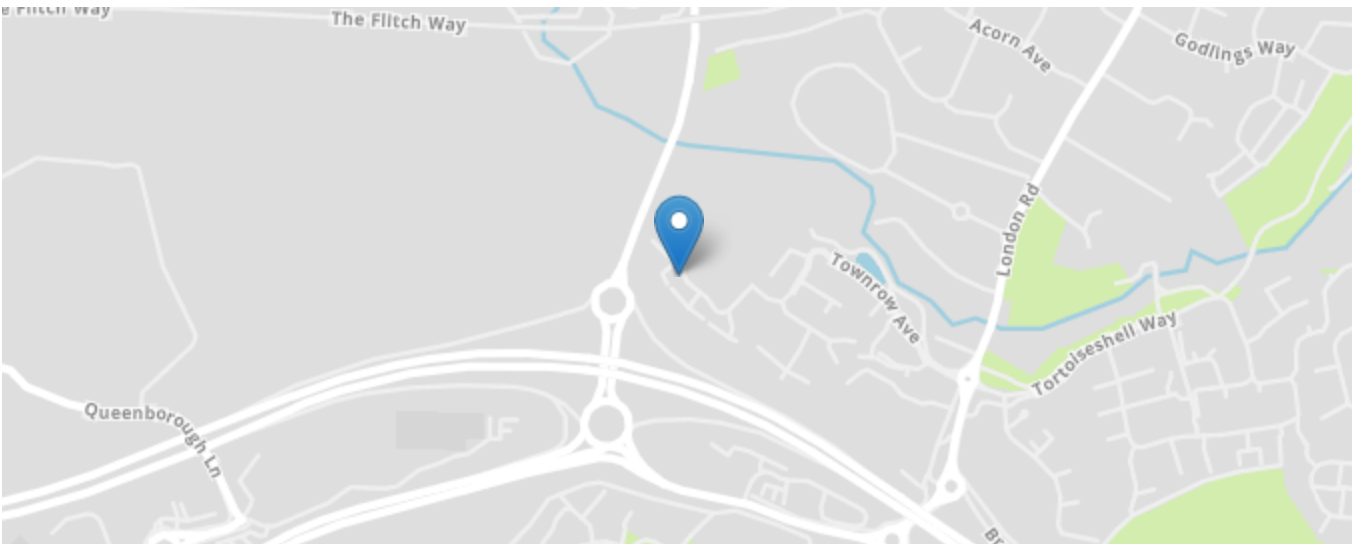
#### Bedroom 2

12' 6" x 9' 6" (3.81m x 2.90m)

#### Bathroom

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</b>
(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.