

£85,500 Shared Ownership

90 Longley Road, Chichester PO19 6DD



- Guideline Minimum Deposit £8,550
- First (Top) Floor
- High Performance Glazing
- Parking Space
- Guide Min Income - Dual £36.3k Single £39.2k
- Approx. 761 Sqft Gross Internal Area
- Communal Heating and Hot Water
- City Centre Within Easy Reach

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 30% share. Full market value £285,000). A well-presented flat in attractive surroundings. A collection of elegant period buildings, part of the former Graylingwell Hospital site, have been converted and fitted with internal insulation, sash windows with high performance glazing and a communal heating and hot water system. This property is on the first (top) floor and features high ceilings and a reception room with open-plan kitchen. There is a main bedroom with built-in wardrobe plus a secondary bedroom which can also make for a very useful home office. Additional fitted storage has been provided throughout and the bathroom is simple and modern. The flat comes with use of a parking space and is also within walking distance or brief cycle ride of Chichester city centre.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 2013).

Minimum Share: From 30% (£85,500).

Shared Ownership Rent: £463.81 per month (subject to annual review).

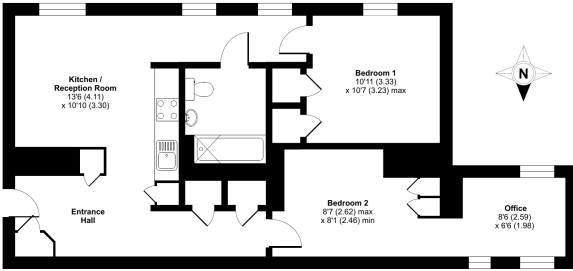
Service Charge: £174.39 per month (subject to annual review).

Guideline Minimum Income: Dual - £36,300 | Single - £39,200 (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).

Longley Road, Chichester, PO19
Approximate Area = 761 sq ft / 70.6 sq m
For identification only - Not to scale



Plan also produced in accordance with: BSIC Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential) © Urbanmoves 2020
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DIMENSIONS

FIRST FLOOR

Entrance Hall

Reception

13' 6" x 10' 10" (4.11m x 3.30m)

Kitchen

Partially included in reception measurement

Bedroom 1

10' 11" x 10' 7" max. (3.33m x 3.23m)

Bathroom

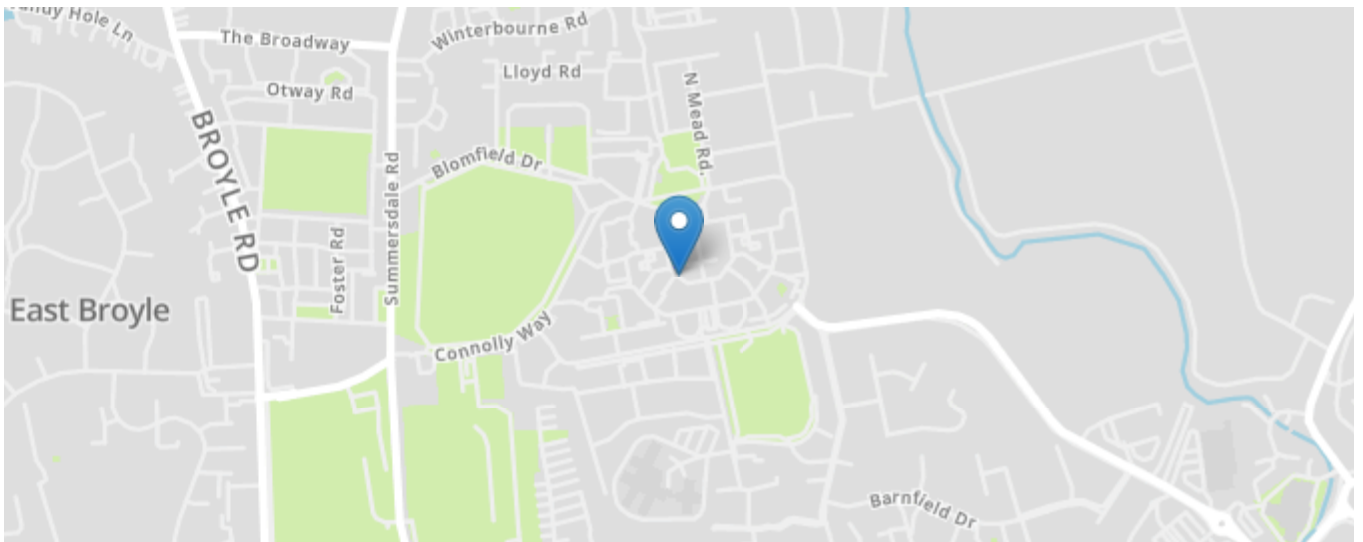
Bedroom 2

8' 7" max. x 8' 1" min. (2.62m x 2.46m)

Office Area

8' 6" x 6' 6" (2.59m x 1.98m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		75	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		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.