

£96,000 Shared Ownership

Brick Kiln Road, Fakenham, Norfolk NR21 8QB



- Guideline Minimum Deposit £9,600
- Two Storey, Two Bedroom, Mid Terrace House
- Bathroom, Shower Room and Downstairs W.C.
- Rear Garden
- Guide Min Income Dual £27.2k | Single £31.3k
- Approx. 782 Sqft Gross internal Area
- Very Good Energy Efficiency Rating
- Two Parking Spaces

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £240,000). This immaculately-presented property forms the middle of a short, three-house terrace. Attractive wood panelling features in the entrance hall and this continues up the stairs onto the first-floor landing. A good-sized reception room leads through to a kitchen/dining room with integrated appliances. There is a ground-floor cloakroom/WC and a glazed door that opens onto an east/south-east-facing garden with a pergola and pair of timber outbuildings. The full-width main bedroom has an en-suite shower room. There is a second, comfortable, double bedroom and a stylish, naturally-lit bathroom. Well insulated walls, roof and floor, high performance glazing and a modern gas central heating system have resulted in a very good energy-efficiency rating. The property comes with two parking spaces, which can be accessed either from the road-side or via a pathway from the garden gate, and is approximately 30 minutes (Google Maps) from Holkham's sandy beach and national nature reserve. Fakenham town centre is within comfortable walking distance or brief cycle ride.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 24/06/2020).

Minimum Share: 40% (£96,000). The housing association will expect that you will purchase the largest share affordable.

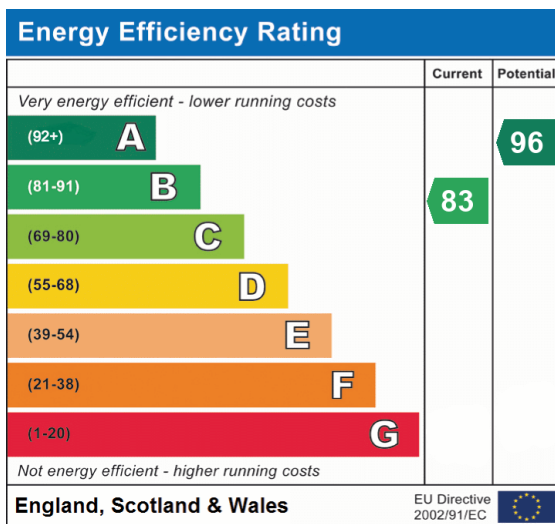
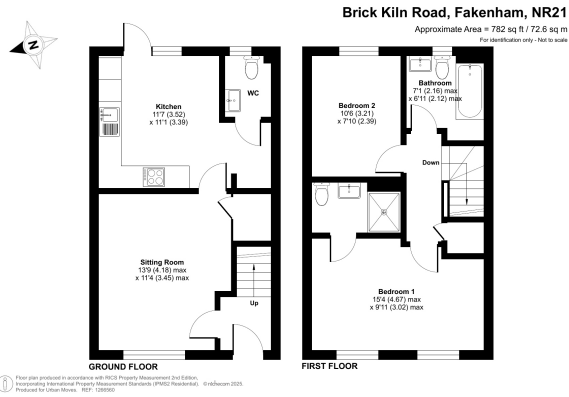
Shared Ownership Rent: £350.15 per month (subject to annual review).

Service Charge: £34.20 per month (subject to annual review).

Guideline Minimum Income: Dual - £27,200 | Single - £31,300 (based on minimum share and 10% deposit).

Council Tax: Band B, North Norfolk 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.



DIMENSIONS

GROUND FLOOR

Entrance Hall

Sitting Room

13' 9" max. x 11' 4" max. (4.19m x 3.45m)

Kitchen / Dining Room

11' 7" x 11' 1" (3.53m x 3.38m)

W.C.

FIRST FLOOR

Landing

Bedroom 1

15' 4" max. x 9' 11" max. (4.67m x 3.02m)

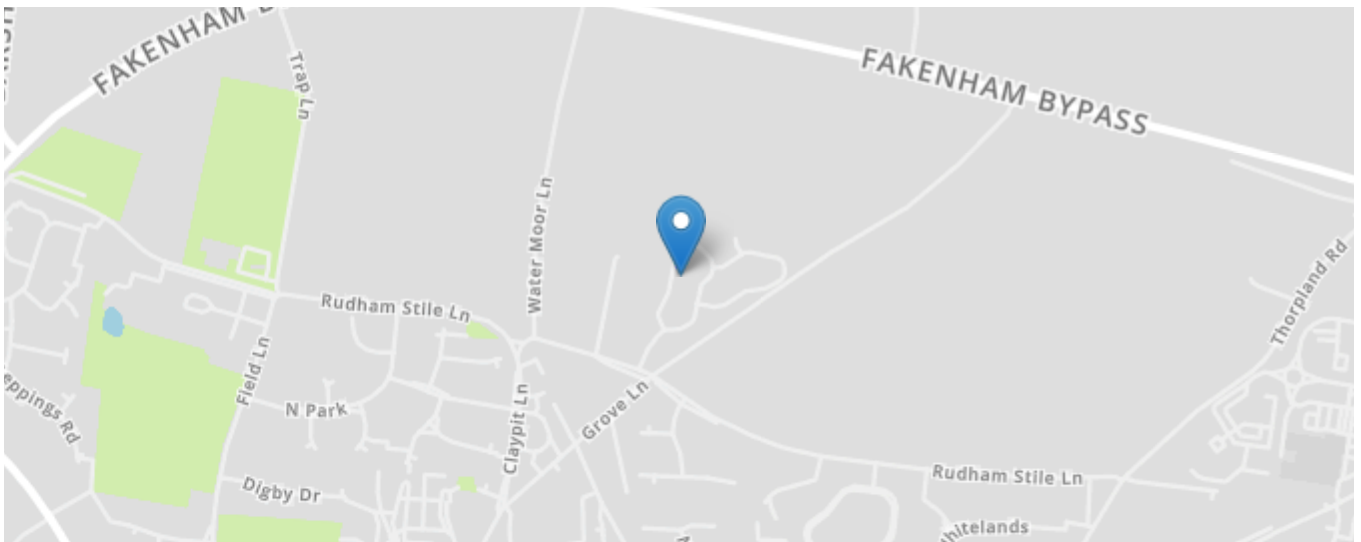
En-Suite Shower Room

Bedroom 2

10' 6" x 7' 10" (3.20m x 2.39m)

Bathroom

7' 1" max. x 6' 11" max. (2.16m x 2.11m)



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.