

£112,500 Shared Ownership

Lincoln Drive, Houlton, Rugby, Warwickshire CV23 1BS



- Guideline Minimum Deposit £11,250
- Two Storey, Two Bedroom, End of Terrace House
- Bathroom plus Downstairs Cloakroom
- Rear Garden
- Guide Min Income Dual £27.7k | Single £33.9k
- Approx. 620 Sqft Gross Internal Area
- Very Good Energy-Efficiency Rating
- Two Parking Spaces

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 45% share. Full market value £250,000). An attractive, recently-constructed house which forms part of a substantial development to the east of Rugby. The beautifully-presented property has a cloakroom just off the entrance hallway, a sleek, modern kitchen and a reception room with patio doors that open onto the neatly-kept rear garden. On the first floor are two similar-sized double bedrooms and a stylish bathroom. Well insulated walls, roof and floor, high performance glazing and gas central heating all contribute towards a very good energy-efficiency rating. The house comes with parking for two cars and is only a short drive from both the M1 and M6. Rugby's town centre and railway station can also be reached via local bus from nearby Crick Road. The three closest schools are Ofsted-rated 'Good', 'Good' and 'Outstanding'.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 29/11/2020).

Minimum Share: 45% (£112,500). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £334.34 per month (subject to annual review).

Service Charge: £19.96 per month (subject to annual review).

Guideline Minimum Income: Dual - £27,700 | Single - £33,900 (based on minimum share and 10% deposit).

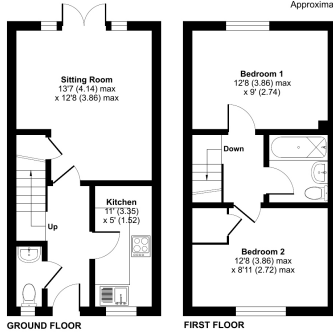
Council Tax: Band B, Rugby Borough Council. Priority is given to applicants living and/or working in this local authority.

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 = 620 sq ft / 57.5 sq m
For identification only - Not to scale



Approved Property Measurement Standard incorporating International Property Measurement Standards (IPMS) Standard - Gradebook 2024. Produced by Urban Moves. REF: 117921

DIMENSIONS

GROUND FLOOR

Entrance Hallway

Cloakroom

Kitchen

11' 0" x 5' 0" (3.35m x 1.52m)

Sitting Room

13' 7" max. x 12' 8" max. (4.14m x 3.86m)

FIRST FLOOR

Landing

Bedroom 1

12' 8" x 9' 0" (3.86m x 2.74m)

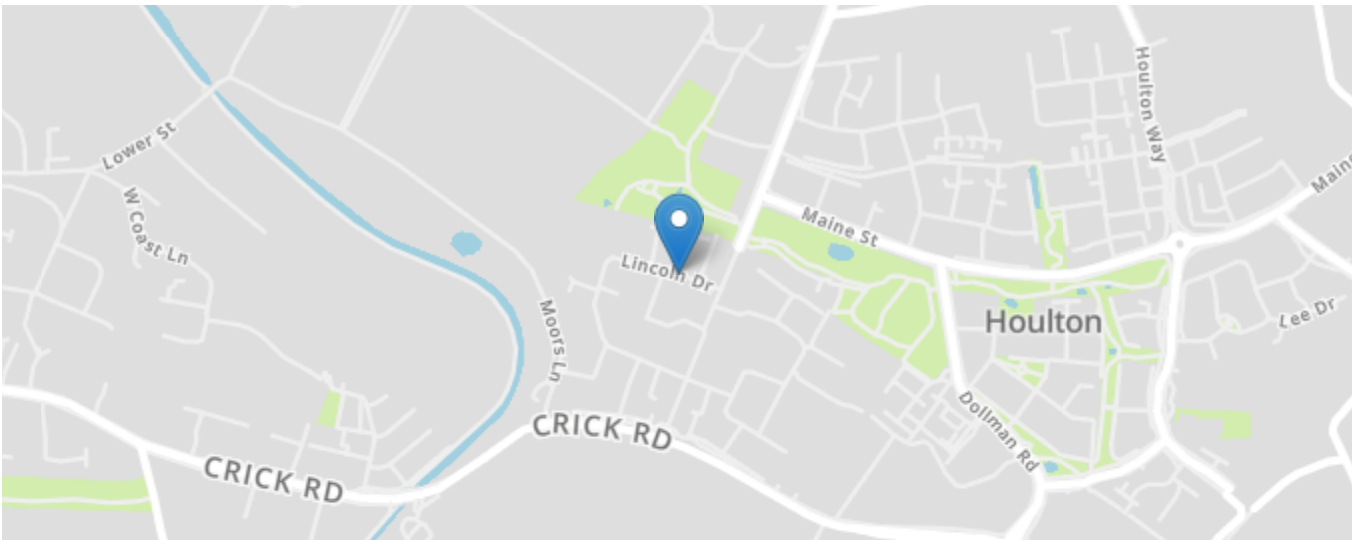
Bathroom

Bedroom 2

12' 8" max. x 8' 11" max. (3.86m x 2.72m)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		97
(81-91) B	83	
(69-80) C		
(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.