





THE PROPERTY

Located in the popular residential area betwixt Broadstone and Waterloo, this beautifully presented three-bedroom mid-terraced property offers stylish and practical living, ideal for families and first-time buyers alike. Built just three years ago, the home benefits from the remainder of its NHBC warranty, ensuring peace of mind for the next owner. This shared ownership home is being sold with a 50% share and the ability to staircase to 100% ownership and having the freehold.

The ground floor comprises a welcoming entrance hall, a spacious open-plan living/dining room with French doors opening onto the rear garden, a contemporary fully fitted kitchen with space for appliances, and a convenient downstairs cloakroom/WC. Upstairs, there are two generous bedrooms, complemented by a sleek modern family bathroom. Occupying the entire top floor, the principle bedroom is exceptionally spacious and offers the comfort of a private en-suite, making it a true highlight of the home. With two full bathrooms plus a guest cloakroom, this home offers flexibility for modern living. Externally, the property features a private rear sunny aspect garden, perfect for outdoor dining and family use, along with allocated parking.

Situated in a desirable development close to local schools, shops, and excellent transport links this home must be viewed to be fully appreciated.

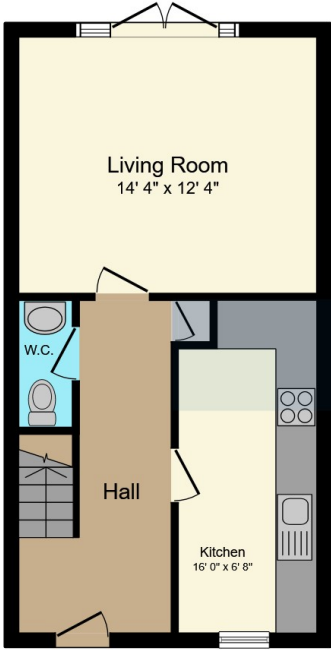
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	92
(81-91)	B	94
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

MATERIAL INFORMATION

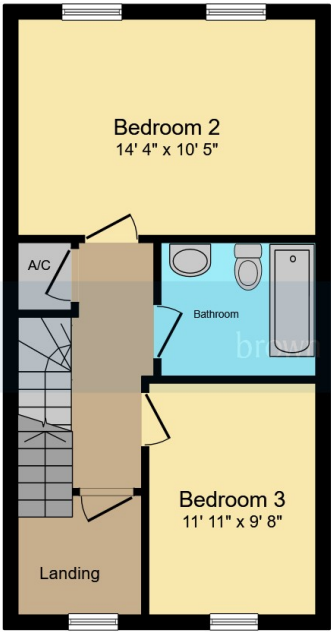
AGENTS NOTE:
In accordance with the Estate Agents Act 1979 a personal interest is declared in this property.
Tenure - Leasehold with 996 years remaining, option to staircase to 100% ownership in which the property then becomes freehold.
Service Charge - £35.30 per month
Rent on remaining 50% Share - £440.43 per month.
Parking - Two Allocated Parking Spaces
Utilities - Mains Electricity, Mains Gas & Mains Water, Solar Panels
Drainage - Mains Drainage
Broadband - Refer to ofcom website
Mobile Signal - Refer to ofcom website
Council Tax - Band D
EPC Rating - A

KEY FEATURES

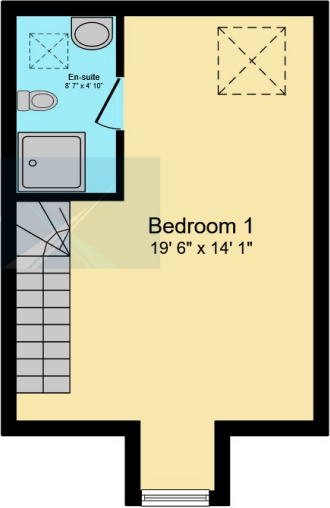
- SHARED OWNERSHIP HOUSE - 50% SHARE
- BUILT IN 2022 WITH REMAINDER OF NHBC WARRANTY
- THREE DOUBLE BEDROOMS
- SUNNY ASPECT GARDEN
- TWO ALLOCATED PARKING SPACES
- LARGE PRINCIPLE BEDROOM WITH EN-SUITE
- FAMILY BATHROOM & DOWNSTAIRS CLOAKROOM
- AIR SOURCE HEAT PUMP AND SOLAR PANELS
- COUNCIL TAX - BAND D
- EPC RATING - A



Ground Floor
Floor area 411 sq.ft.



First Floor
Floor area 411 sq.ft.



Second Floor
Floor area 292 sq.ft.

Total floor area: 1,113 sq.ft.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io