

Leasehold

Asking Price: £153,750

Patterdale Grove, Wickersley,
Rotherham, South Yorkshire, S66



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GROUND FLOOR APARTMENT, TWO DOUBLE BEDROOMS, SUPERB LOCATION, ALLOCATED PARKING AND COMMUNAL GROUNDS.

Offering 75% shared ownership a two double bedroom ground floor apartment which stands within attractive communal grounds with allocated parking. With central heating, double glazing and accommodation of generous size (730 square feet) including entrance hall, open plan kitchen with appliances and adjoining open plan lounge, two double bedrooms and bathroom with white suite. The property is Leasehold and subject to ground rent, service charge and qualifying conditions. No rent is payable on the 25% not owned. Available with no upward chain.

Communal Entrance Lobby With external intercom.

Entrance Hall With intercom and deep cloaks cupboard.

Lounge/Kitchen 6.65 x 5.26. (Maximum measurements)

A large open plan living area including kitchen and lounge. The kitchen area has a range of gloss finish units with wood effect work surfaces, matching upstands and one and a half bowl sink with mixer tap. Tiled effect vinyl floor, concealed combination gas boiler, integrated washer/dryer, gas hob with extractor and electric oven. To the lounge area are twin aspect windows.

Bedroom One 3.93 x 3.38. With front window.

Bedroom Two 3.93 x 2.76. With front window.

Bathroom 2.60 x 1.97. With white suite comprising wc, wash basin and bath with shower and screen. Tiled effect vinyl floor, side window and partial wall tiling.

Outside The property stands within communal grounds which are maintained under the service agreement. There is an allocated car parking space.

ELIGIBILITY AND GENERAL NOTES The freeholder is Together Homes who own the other 25% of the property. There is no rent payable on the 25% not owned however the property is subject to an annual ground rent of £100 and monthly service charge of currently £106.47. The lease is 125 years from 2014. Pets are allowed.

Eligibility criteria applies as follows:

You must be at least 18 years old

You must be a British or EU/EEA citizen, or have indefinite leave to remain

You need to have access to, or can raise sufficient deposit to cover a minimum of 5% of the sale price.

Your annual household income cannot exceed £80,000 per annum

You should generally be a first time buyer or in a relationship breakdown, if you do already own a property, this must be sold subject to contract and you will be unable to complete your purchase unless this is sold at the same time.

The shared ownership home you're looking to buy must be your only home, you cannot own another property anywhere in the world. And you may not sublet all or part of it.

You should not be able to afford to buy a home suitable for your housing needs on the open market.

You must provide proof that you are not in mortgage or rent arrears on your current home.

You must demonstrate that you have good credit history and can afford the regular payments and costs involved in buying a home.

You can use the Help To Buy affordability calculator on the government website here:

<https://www.gov.uk/government/publications/homes-england-help-to-buy-equity=loan-calculator-and-guidance>



- Ground floor apartment
- Two double bedrooms
- 75% shared ownership
- Communal grounds and allocated parking
- Qualifying conditions
- Great location
- No chain

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Ground Floor



Total area: approx. 67.3 sq. metres (724.4 sq. feet)

This plan is used for illustration purposes only
Plan produced using PlanUp.