

19 Elker Meadows, Billington

£131,250 Leasehold

** ATTRACTIVE MODERN FIRST FLOOR 2 BEDROOM APARTMENT OFFERED TO MARKET ON A SHARED OWNERSHIP SCHEME – £131,350 IS FOR A 75% SHARE WITH NO ONWARD CHAIN ** This excellent two bedroom property boasting modern kitchen and shower room is well located in a sought after position on a popular new small complex for over 55's in Billington with private parking and patio and with landscaped communal gardens close to open countryside.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



Presenting this attractive first-floor 2-bedroom apartment situated in a sought-after small development tailored exclusively for the over 55's. Offering a unique opportunity for shared ownership at 75%, this property stands out with its modern shower room, well-proportioned bedrooms, and a private balcony terrace patio that boasts stunning views. The apartment features a modern breakfast kitchen equipped with essential appliances and an open plan lounge that creates a seamless flow throughout. Residents can make use of the superb communal gardens and enjoy the convenience of off-street parking for one car. Available with no chain, this apartment presents an ideal opportunity for those seeking a peaceful and well-maintained living environment.

Step outside and discover the beautiful and well-kept communal landscaped gardens that greet you at the front entrance, where various seating areas and lawned gardens provide a tranquil setting. Park your vehicle with ease in the private side car park that accommodates one car and additional visitor parking. A stone paved area with glazed balustrading at the front of the apartment offers a picturesque spot to enjoy the surroundings.

The rear of the property features a private stone-paved covered terrace balcony patio area with delightful views across towards Whalley Nab.

The property is being offered to market on a shared ownership basis at a 75% share. There is eligibility criteria to meet. The advertised price of £131,250 is for a 75% share, the 100% full market value is £175,000 - this property is being offered to the market on a shared ownership scheme with MSV Housing Group.

- Attractive First Floor Apartment
- 2 Bedrooms, Modern Shower Room
- Shared Ownership - 75% - No Chain
- Private Balcony Terrace Patio With Lovely Views
- Modern Breakfast Kitchen & Appliances
- Open Plan Lounge; Hallway With Storage
- Superb Communal Gardens; Parking For 1 Car
- Sought After Small Development For Over 55's



Hallway

Entrance hallway with the double glazed front door, wood style flooring, storage cupboard, electric panel radiator.

Lounge

22' 3" x 13' 0" (6.78m x 3.96m)

Attractive open plan living space with 2 x electric panel radiators, television point, uPVC double glazed door and full length glazed window surround leading out onto balcony terrace with attractive elevated aspects, intercom phone and video entry system, telephone point, open to breakfast kitchen.

Kitchen

22' 3" x 13' 0" (6.78m x 3.96m)

Attractive range of modern grey high gloss fitted wall and base units with complementary laminate working surfaces, tiled splashback, integrated electric oven, integrated dishwasher, 4-ring Neff ceramic hob with extractor filter canopy over, breakfast bar, wood style flooring, uPVC double glazed window with elevated outlooks over communal gardens and across towards Stonyhurst, stainless steel sink drainer unit with mixer tap, integrated washing machine, open to lounge area:

Bedroom One

16' 3" x 10' 0" (4.95m x 3.05m)

Main bedroom, excellent double room with carpet flooring, electric panel radiator, uPVC double glazed window with attractive rear outlook across towards Whalley Nab, built in storage cupboard, Jack and Jill door to shower room.

Bedroom Two

11' 7" x 7' 0" (3.53m x 2.13m)

Carpet flooring, views to the rear attractive overlooking Whalley Nab, uPVC double glazed window, television point, electric panel radiator.

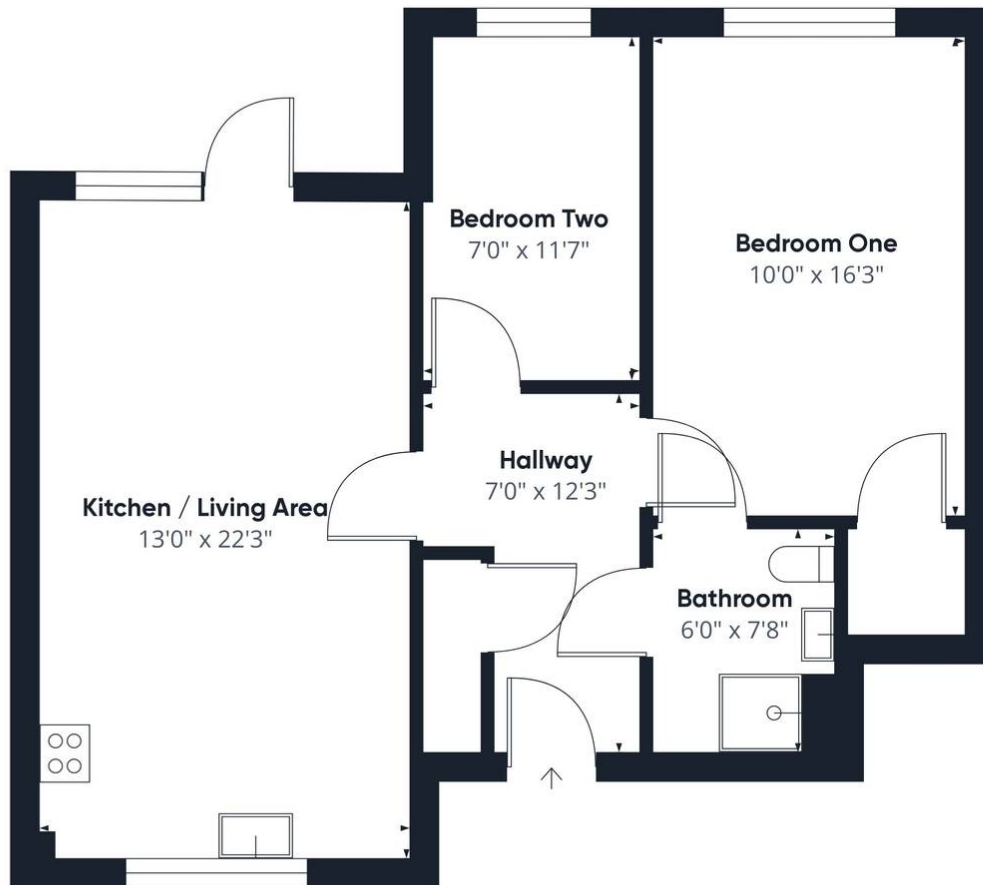
Shower room

Modern 3-pce white wet room style shower room comprising walk-in shower area with electric shower and a VALIRYO wall mounted body dryer, chrome ladder style radiator, pedestal wash basin, low level w.c., extractor fan, shaver point, nonslip flooring, fully tiled walls, door to bedroom one.

Additional Shared Ownership Information

MSV Housing Group information in relation to shared ownership eligibility criteria: Any prospective buyers will please need to contact MSV to complete a Shared Ownership form. We can provide this and it will need completing and returning to MSV via email. Applicants will then be referred to Metro Finance who will complete an affordability assessment. The monthly rent will be dependent on what share the buyer wishes to purchase. If they purchase a 75% as advertised then the rent would be £124.34 per month. There is a monthly service charge of £145.57 which covers estate management, building insurance and management fees, communal areas. You would need to obtain Help to Buy approval by completing the following application form: <https://www.helptobuyagentl.org.uk/affordable-home-ownership-application-shared-ownership-rent-to-homebuy-opso/> There is the option to purchase the full 100% share at the market value of £175,000





Approximate total area⁽¹⁾
704.93 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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