

Homes
by Muir



Millbrook Meadows, Tattenhall



love the home you own

Muir Housing Group are delighted to present Millbrook Meadows, Tattenhall, Cheshire. This development includes 2 and 3 bedroom homes developed by Lister Carter Homes.

Each new build home had been carefully designed to offer spacious practical fitted kitchens, comfortable living spaces well planned bedrooms and attractive exteriors. Every aspect of your new Muir home is carefully finished to the highest standard. The scheme includes vehicular and pedestrian accesses, public open space and landscaping.



About Millbrook Meadows



Location and amenities

Tattenhall is a sought after rural village, which provides a good selection of local amenities. Such as shops, restaurants, doctors, and primary schools. Popular family attractions like The Ice Cream farm are nearby.

Getting to Millbrook Meadows


Postcode for Sat Nav is CH3 9FZ.

Homes by Muir

Millbrook Meadows, Tattenhall

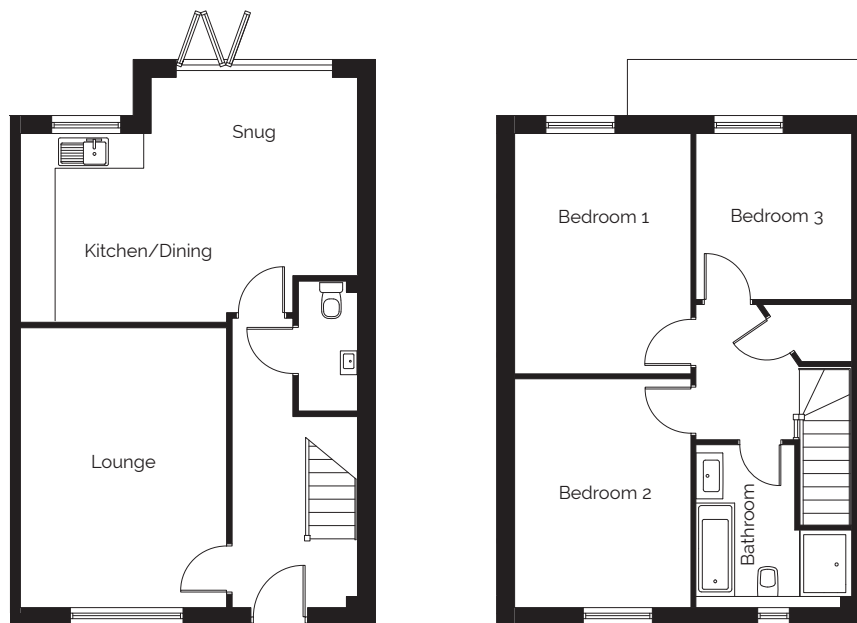


House Type Key

 **2 bedroom**
Number 9

 **3 bedroom**
Numbers
7 and 11

Three bedroom end-terraced house



Ground Floor

Living/Dining Room	4.95m x 4.28m*	16' 3" x 14' 1"
Kitchen	3.62m x 2.78m*	11' 11" x 9' 1"

*Maximum dimension

First Floor

Bedroom 1	4.95m x 3.53m	16' 3" x 11' 7"
Bedroom 2	4.38m x 2.78m	14' 4" x 9' 1"
Bathroom	2.08m x 1.95m	6' 10" x 6' 5"

*Maximum dimension



Specification

- Fitted kitchen with integrated Oven, Hob and Extractor provided and soft close hinges
- Tiled floor to kitchen and bathroom
- Downstairs cloakroom with towel radiator
- Free standing shower in bathroom with separate bath

Internal features

- Double Glazing/Central Heating
- Wooden panel internal doors
- Bi fold doors to rear garden

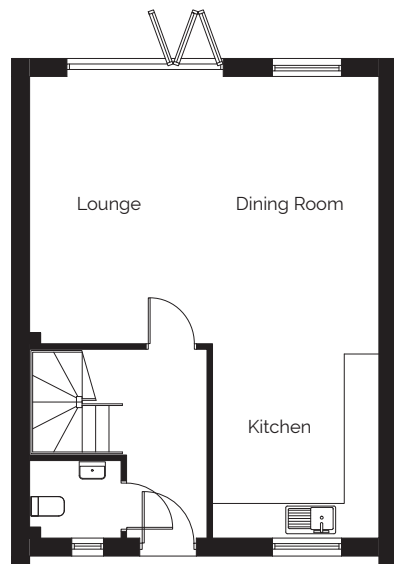
External Features

- Turfed and fenced rear garden
- Two car parking spaces
- Indian stone patio in rear garden

Warranties

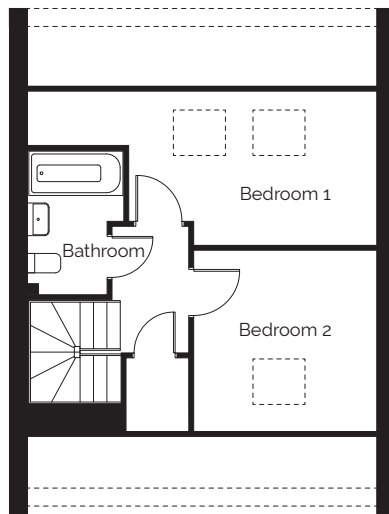
- 10 year new home guarantee

Two bedroom terraced house



Ground Floor

Lounge/Dining	6.55m x 5.16m	21' 6" x 16' 11"
Kitchen	3.09m x 3.67m	10' 2" x 12' 1"



First Floor

Bedroom 1	6.55m* x 2.89m*	21' 6" x 9' 6"
Bedroom 2	3.42m x 3.39m	11' 3" x 11' 2"
Bathroom	1.78m* x 2.70m*	5' 10" x 8' 10"

*Maximum dimension



Specification

- Fitted kitchen with integrated Oven, Hob and Extractor provided and soft close hinges
- Tiled floor to kitchen and bathroom
- Downstairs cloakroom with towel radiator
- Free standing shower in bathroom with separate bath

Internal features

- Double Glazing/Central Heating
- Wooden panel internal doors
- Bi fold doors to rear garden
- Sloped ceilings in bedrooms

External Features

- Turfed and fenced rear garden
- Two car parking spaces
- Indian stone patio in rear garden

Warranties

- 10 year new home guarantee



Shared Ownership

Shared Ownership offers you the chance to buy a share of your home (between 40% and 75%) and pay rent on the remaining share. You could buy bigger shares when you can afford to do so which is referred to as 'staircasing' and the more shared you own, the less rent you pay. Muir Housing Group offer 'staircasing' to 100% ownership.

How it works

Because you are buying a share of the property, the deposit you need is a lot smaller. You will typically need a deposit of just 5% of the share you are buying. You pay a deposit and legal fees. Your mortgage is based on the size of share you buy. You will pay a monthly rent on the remaining share. A service charge will apply for buildings insurance and if there are any communal areas to maintain.

The rent which you pay will go down as you purchase more shares. We retain the freehold of the property whilst it is a shared ownership, when/if you purchase all the remaining shares in your home, you will acquire the freehold interest in the property. The term of the lease is 250 years from new. Your solicitor will provide you with a copy of the lease which sets out our joint responsibilities during the conveyancing process.

Eligibility

- Have a combined household income under £80,000 per annum
- Not already own a property, or part of a property, at the time of completing on your purchase
- Be unable to purchase a suitable home to meet your housing needs on the open market.

Next steps

Simply contact our team to find out more about our early bird reservations. We will discuss eligibility and the affordability assessment with you. More information can be found at:

www.muir.org.uk/shared-ownership

Homes by Muir

Ownership opportunities



Muir's Shared Ownership opportunities are an excellent, affordable route to home ownership. As an established provider of shared ownership homes for many years, Muir has helped thousands of customers to realise their dream of owning a home.

how to get in touch

salesteam@muir.org.uk

www.muir.org.uk

The wording images included in this brochure are for illustrative purposes only and will differ to the homes available. Purchasers must satisfy themselves as to the accuracy of information provided in the brochure.