



Lewis Way, Heybridge MALDON CM9 4DT



welcome to

Lewis Way, Heybridge MALDON

SPACIOUS MODERN GROUND FLOOR MAISONETTE offered with 35% SHARED OWNERSHIP, situated overlooking greensward in DESIRABLE WEST HEYBRIDGE within reach of a WEALTH OF SHOPS AND AMENITIES and benefitting from TWO ALLOCATED PARKING SPACES.



Entrance

Part glazed composite entrance door to :-

Entrance Hall

Double glazed UPVC window to side, large built in storage cupboard, doors to :-

Lounge Diner And Kitchen

27' 7" x 13' 1" max (8.41m x 3.99m max)

Double glazed UPVC windows to rear, lounge area with wood panelled wall, modern fitted kitchen comprising one and a half bowl sink and drainer set in roll top surfaces with matching upstands and range of eye and base level units incorporating oven, gas hob with extractor over, fridge, freezer, dishwasher and washing machine. Cupboard housing gas boiler. Radiators.

Bedroom One

13' 7" x 8' 3" (4.14m x 2.51m)

Double glazed UPVC window to front, radiator.

Bedroom Two

11' x 9' 11" max (3.35m x 3.02m max)

Double glazed UPVC window to front, radiator.

Bathroom

6' 10" x 6' 9" (2.08m x 2.06m)

Double glazed UPVC window to front, modern white suite comprising panel bath with shower over, low level WC and pedestal basin, part tiled walls, chrome heated towel rail.

Outside

Front

Overlooking attractive greensward.

Parking

Two allocated parking spaces immediately in front of property, plus additional communal visitor parking within the development.

Shared Ownership

The listed price is for a 35% share of the property, with rent payable on the remaining share of £478.82 per month. It is possible to purchase a larger share with a reduced monthly rental, and there is an option to staircase later on to a larger share (including to 100%).

You can apply to buy the home if both of the following apply:

- Your gross household income is £80,000 or less
- You cannot afford all of the deposit and mortgage payments to buy a home that meets your needs

One of the following must also be true:

- You're a first-time buyer
- You used to own a home but cannot afford to buy one now
- You're forming a new household - for example, after a relationship breakdown
- You're an existing shared owner, and you want to move
- You own a home and want to move but cannot afford a new home for your needs

If you own a home, you must have completed the sale of the home on or before the date you complete your shared ownership purchase. You must have a good credit record. Your application will involve an assessment of your finances.

You will need to pay a reservation fee to CHP to secure the property. If you buy the home, the fee will be taken off the final amount you pay on completion. If you do not buy the home, the fee is not refundable.

Lease

125 Year Lease from March 2020 (119 full years remaining)

Ground Rent included within the quoted monthly rental of remaining share
Annual Service Charge £1,584.72



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Lewis Way, Heybridge MALDON

- Ground Floor Maisonette
- Two Double Bedrooms
- Spacious 27'7" Open Plan Living Space
- Two Allocated Parking Spaces
- 35% Shared Ownership

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 1584.72

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 12 Mar 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£100,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MLN104496 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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