

Quality homes at affordable prices

Price £85,500



A spacious two-bedroom apartment is set on the ground floor of Moonsmead House and enjoys an open southerly facing aspect and is only a few minutes' walk from the town.

Tucked away in a quiet cul-de-sac this well-presented property benefits from Upvc double glazed windows and gas central heating with radiators throughout making this a warm and economical home to run.

The apartment is for sale through shared ownership, which means you purchase a percentage share of the property with a mortgage and will benefit from the advantage and responsibilities of home ownership.

To the front of the building there is an enclosed communal garden and allocated parking space.

Unlike traditional shared ownership Ami Estates Ltd **do not charge rent on the remaining equity.**

**The accommodation with approximate measurements comprises:**

Communal Front door and entry phone to:

Communal entrance hall with letter box leading to:

**Own front door to:**

**Entrance Hall**

Radiator, entry phone, thermostatic central heating control, coved ceiling.

**Open plan kitchen/ lounge/ diner 5.40 plus recess max x 3.60 max**

The kitchen area has a comprehensive range of attractive light wood effect units with stainless steel handles and contrasting dark work surfaces, wall units, stainless steel 1.5 sink unit with mixer taps over, cooker recess, washing machine recess, fridge/ freezer recess, Worcester gas boiler.

The lounge dining area has two radiators, TV point, telephone point. Lovely southerly aspect.

**Bedroom 1 3.43m max x 3.01m max**

With a lovely aspect over the communal garden, radiator, tiled sill.

**Bedroom 2 3.45m max x 3.07m max**

With aspect to the front of the building, radiator, tiled sill.

**Bathroom**

Spacious with white suite comprising panelled bath with handles and mixer shower attachment over, pedestal wash hand basin, low level WC, radiator, coved ceiling, extractor.

## **Outside**

An enclosed communal garden is to be found at the front of the building as well as an allocated parking space.

**Services:** Mains electricity gas, water, and drainage.

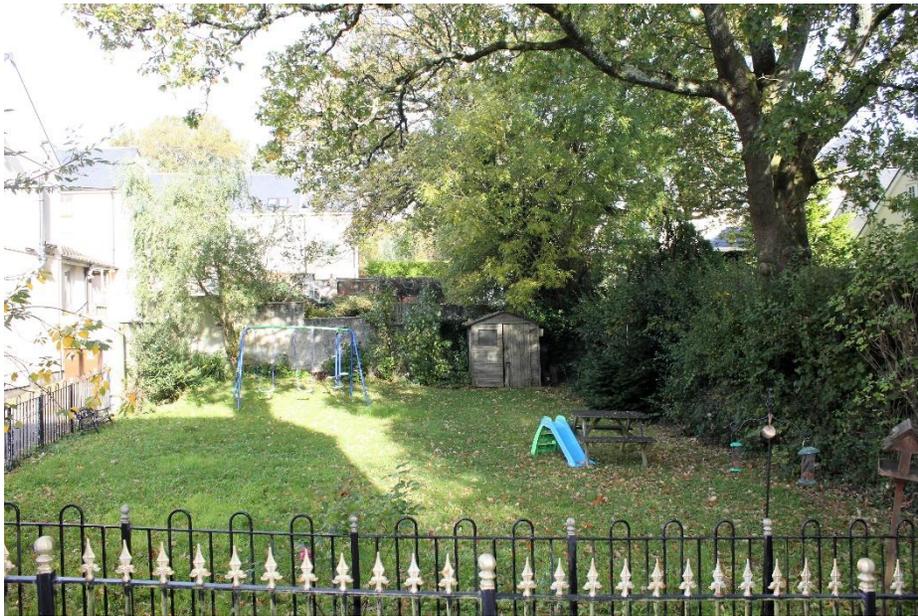
**Ground Rent:** £218.29

**Service Charge:** (which includes Building Insurance) £68.12 per month.

**To view contact:** Shaun Hacking 07891 984116

**PRICE:** £85,500 Leasehold for a 50% fixed equity share.

*Please note the flat is on the ground from the front door of the building but is on the first floor at the rear.*



View from the bedroom over the communal garden

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances, and specific fittings.

Room sizes should not be relied upon for carpets and furnishings. No person representing Ami Estates Ltd has any authority to make or give any representation or warranty in relation to this property.