

Quality homes at affordable prices

Price £96,000



16 Moonsmead House is a light and well-proportioned two-bedroom apartment with spacious open-plan kitchen/diner/lounge and is set in a quiet cul-de-sac within a short walk of the town centre.

The property benefits from Upvc double glazed windows and gas central heating with radiators throughout making this a warm and economical home to run. Whilst there are internal stairs down to the apartment it is in fact on the ground floor with exclusive usage of an attractive private courtyard garden as well as an extensive lawned communal garden.

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.

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

An appointment to view is highly recommended to appreciate this excellent apartment.

The accommodation with approximate measurements comprises:

Communal Front door and entry phone to:

Communal entrance Hall with stairs leading down to the lower ground floor.

Own front door to:

Entrance Hall

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

Open plan kitchen/ lounge/ diner 5.12 max reducing to 4.07m x 4.09m max

With aspect over the courtyard garden the kitchen area has a comprehensive range of attractive light wood effect units with stainless steel handles and contrasting light work surfaces, wall units, wall units, stainless steel 1.5 sink unit with monobloc taps over, cooker recess, washing machine recess, fridge recess, Worcester gas boiler, canopy. Attractive floor tile surround.

The lounge dining area has two radiators, TV point, 2 telephone points and French Doors leading to the garden.

Bedroom 1 3.31m plus shallow recess x 3.29m

With aspect to the front of the building, radiator

Bedroom2 3.28m max x 2.29m max

With aspect to the front of the building, radiator

Bathroom

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

Outside

To the front of the building there is a small courtyard area which has a wooden shed making it useful general storage area. Leading from the living room is an attractive courtyard garden to which number 16 has exclusive access and usage. The garden provides a second wooden shed, outside tap and light. Pedestrian access can be gained to the public footpath from this garden.

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

Ground Rent: £ 199.16 per annum. (2016)

Service Charge: (which includes Building Insurance) £68.12 per month. (2016)

To view contact: Shaun Hacking 07891 984116

PRICE: £96,000 Leasehold for a 50% fixed equity share.



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.