



5 Monica Sims Close

Upton St Leonards, Gloucester, GL4 8BT

£124,250



Murdock & Wasley Estate Agents are delighted to welcome to the open market this three bedroom end of terrace townhouse situated in the heart of the sought-after village of Upton St. Leonards

Available on a shared ownership basis this newly built house boasts an open plan kitchen/ living area with double glazed French doors leading out to a private an enclosed garden. The property also includes three bedrooms and allocated off-road parking.

We feel this property will be very popular and highly advise an early viewing to avoid disappointment!



Property Features

- * New Three Bedroom End Of Terrace House Townhouse
- * 10 year NHBC Guarantee
- * Open Plan Kitchen/ Living Area
- * Downstairs WC
- * Enclosed Rear Garden
- * Off Road Parking / Driveway
- * Walking Distance To Local Amenities
- * Popular and Sought After Village Location

Share Options

Minimum Share Available: 25%

Maximum Share Available: 80%

Once your home is purchased you will have the option to increase the amount of your shared ownership home that you own. This is called Staircasing and can be increased to 100%. The greater the share you buy in your home the less rent you will pay to your home. Ultimately, if you buy 100% of your home, you will become the outright owner, and will no longer need to pay rent.

Reservation

Once your application has been accepted with all checks complete you will be required to pay £250.00 to GCH to reserve your chosen plot.

Tenure & Charges

Leasehold

990 year lease from new (2024)

Charges:

Service Charge: £30.00 pcm (TBC)

Rent: £528.80 (Based on a 35% share)

Services

Mains water, gas, electricity and drainage.

Local Authority

Awaiting Vendor Approval

Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 95 |
| (81-91) B | 85 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

| Environmental Impact (CO ₂) Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | EU Directive 2002/91/EC |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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