



13 Hawker Drive

Brockworth, Gloucester, GL3 4ZJ

£49,000



Murdock & Wasley Estate Agents are pleased to present this fantastic one-bedroom ground floor maisonette, available on a 35% shared ownership basis. The property features a bright open-plan kitchen and living area, bedroom and bathroom. Additional benefits include gas central heating, double glazing, NHBC guarantee, and one allocated parking space.



Entrance Hall

Accessed via composite double glazed door, power points, radiator, LVT flooring, two storage cupboards, airing cupboard housing the Ideal gas fired boiler. Doors lead off:

Open Plan Kitchen/ Diner/ Living Area

Range of base, wall and drawer mounted units, laminate worksurfaces, sink unit mixer tap over. Appliance points, power points, oven/ grill with four ring gas hob and extractor hood over. Space for fridge/ freezer, washing machine and dining table. Tv point, data points, two radiators, rear aspect upvc double glazed window.

Bedroom

Power points, radiator, front aspect upvc double glazed window.

Bathroom

Suite comprising panelled bath with shower attachment, low level wc, pedestal wash hand basin. Radiator, LVT flooring, upvc wall panelling.

Outside

To the outside of the property is one allocated off road parking space.

Tenure & Charges

Leasehold

99 years from new - 2023.

Charges:

On a 35% shared ownership basis, the monthly rent would be £262.20 pcm

We are advised there that there is a management charge of £48.38 pcm payable to Gloucester City Homes.

Agents Note

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.

Services

Mains water, gas, electricity and drainage.

Local Authority

Tewkesbury Borough Council

Council Tax Band: A

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 | | | |
| (81-91) B | | 83 | 83 |
| (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.

To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW email:office@mwea.co.uk

GLoucester 01452 682952 WWW.MWEA.CO.UK

Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at 10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW

