

38 Grangecroft Road

Portland, DT5 2AG

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Offers In The Region Of £90,000 Leasehold

Hull Gregson Hull

38 Grangecroft Road

Portland, DT5 2AG

- **50% SHARED OWNERSHIP | OPTION TO BUY UP TO 100% SHARE**
- Stunning Panoramic Field and Sea Views
- Two Well-Proportioned Double Bedrooms
- Open-Plan Living Room Diner
- Modern Kitchen
- Modern Family Bathroom
- Allocated Parking Space & Visitor Parking Spaces
- Communal Garden and Allocated Secure Store
- Well-Presented Accommodation
- Second Floor Apartment

















50% SHARED OWNERSHIP | OPTION TO BUY UP TO 100% SHARE

This TWO DOUBLE BEDROOM SHARED OWNERSHIP APARTMENT with STUNNING FIELD and SEA VIEWS offers an excellent opportunity for first time buyers. The property is WELL-PRESENTED THROUGHOUT and presents an ALLOCATED PARKING SPACE, SECURE STORAGE SHED as well as access to the WELL-MAINTAINED COMMUNAL GARDEN. Viewings come highly advised to fully appreciate the property on offer.

Stepping over the threshold, you find yourself in the entrance hallway. The entrance hallway provides a warm welcome to the home and the perfect space to hang coats and store shoes.



The living accommodation is well-proportioned with panoramic field and sea views creating a fantastic serene setting. The room is flooded with light creating a fantastic light and airy space, currently hosting, a six-seater dining table and two sofas creating the perfect space to entertain guests or relax of an evening.

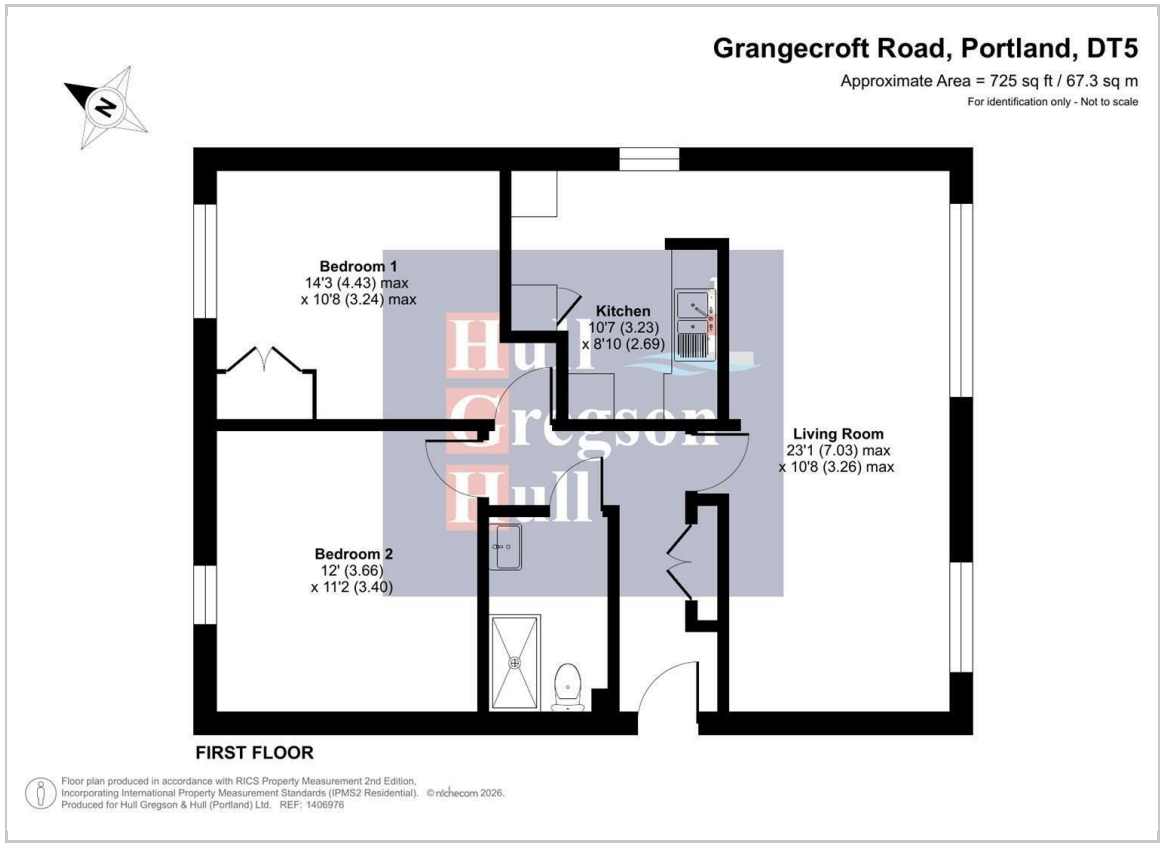
The kitchen is a modern, well-presented space, comprising wood-effect base level and wall mounted units with some freestanding appliances. The room presents a great space to cook with loved ones.

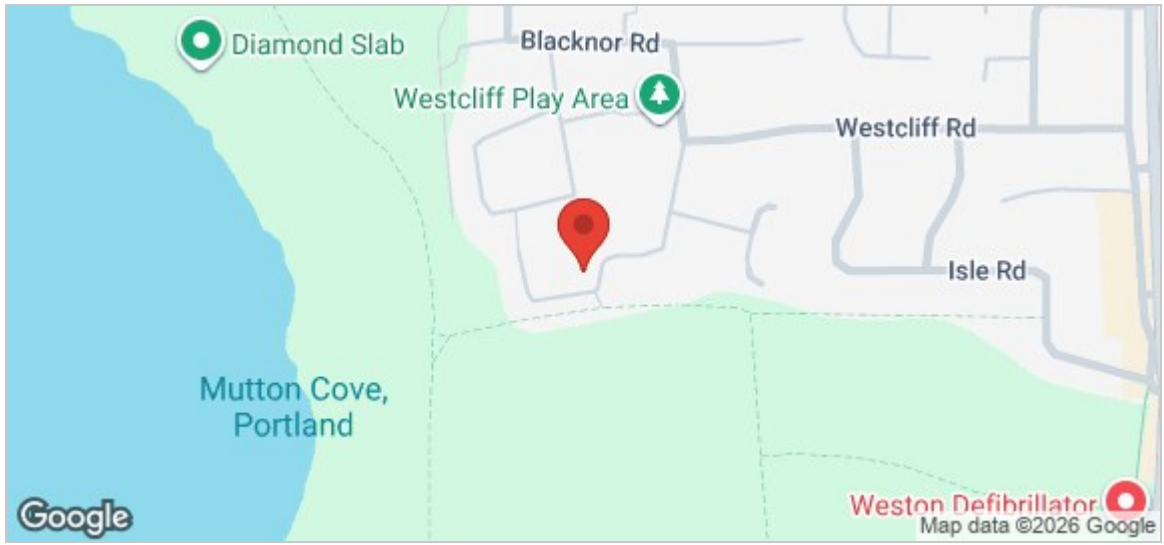


The property boasts two generously-sized double bedrooms with rear aspect windows overlooking the communal garden. The apartment also boasts a family bathroom. The bathroom comprises a panelled bath with shower over, WC and wash-hand basin. The property also has an added benefit of loft access for additional storage.

Externally, the property hosts a communal garden as well as an allocated parking space, ample visitor parking and secure store.

Viewings come highly advised to fully appreciate the property on offer.





Living Room

23'0" max x 10'8" max (7.03m max x 3.26m max)

Kitchen

10'7" x 8'9" (3.23m x 2.69m)

Bedroom One

14'6" max x 10'7" max (4.43m max x 3.24m max)

Bedroom Two

12'0" x 11'1" (3.66m x 3.4m)

Bathroom

Eligibility

You can apply to buy the home if both of the following apply:
• your 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 to buy 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.
As part of your application, your finances and credit history will be assessed to ensure that you can afford and sustain the rental and mortgage payments.

Rent

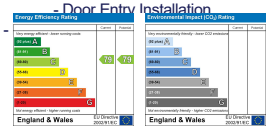
If you buy a 50% share, the share purchase price will be £95000.00 and the rent will be £334.97 a month.

The percentage share and rent amount will change depending on the amount you can afford. You'll receive a worked example after a financial assessment. Your annual rent is calculated as 4.02% of the remaining share of the full market value owned by the landlord.

Monthly Landlord Payment

In addition to the rent, the monthly landlord payment (£242.22) includes:

- Communal Electricity
- Estate Cleaning Services
- Communal Repairs
- Management Fees
- Sinking Fund
- Buildings Insurance
- Ground maintenance
- Door Entry Installation



Reservation Fee

£250

You'll need to pay a reservation fee to secure your home. When you pay the fee, no one else will be able to reserve the home.

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.

Additional information

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Apartment, Shared Ownership
Property construction: Standard
Tenure: Leasehold, 99 Year Lease from 2008. Pets upon request, You can rent out a room in the home, but you must live there at the same time. You cannot sublet (rent out) your entire home unless you either: own a 100% share; or you have your landlord's permission which they will only give in exceptional circumstances
Mains Electricity
Mains Water & Sewage: Supplied by Wessex Water
Heating Type: Gas
Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker. checker.ofcom.org.uk/

Disclaimer

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. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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