



Waldland Gardens, PL6 6FZ

Available from £84,150

2 Bedroom Shared Ownership Home

Make the dream of home ownership a reality with shared ownership

2 bedrooms

Gas central heating

2 allocated parking spaces

Council Tax Band B

How much does it cost?

Full market value £187,000

Share 45%

Share price £84,150

Rent charge £250.29 p/m

Service charge £12.17 p/m*

Rent charge and service charges as of April 2023.

*estimated charges

The accommodation comprises....

Ground floor

Entrance hallway

Enter the front door into the small lobby that leads you to the door to the living room and stairs to the first floor.

Living room

3.6m x 3.5m

Double glazed window to the front. TV aerial point and telephone point.

Kitchen/ Dining

4.2m x 3.4m

Fitted with range of base and eye level units, with integrated oven and hob and extractor fan. Stainless steel sink and drainer with mixer tap, and spaces for washer and dishwasher or dryer. TV aerial point. Windows to the rear of the property.

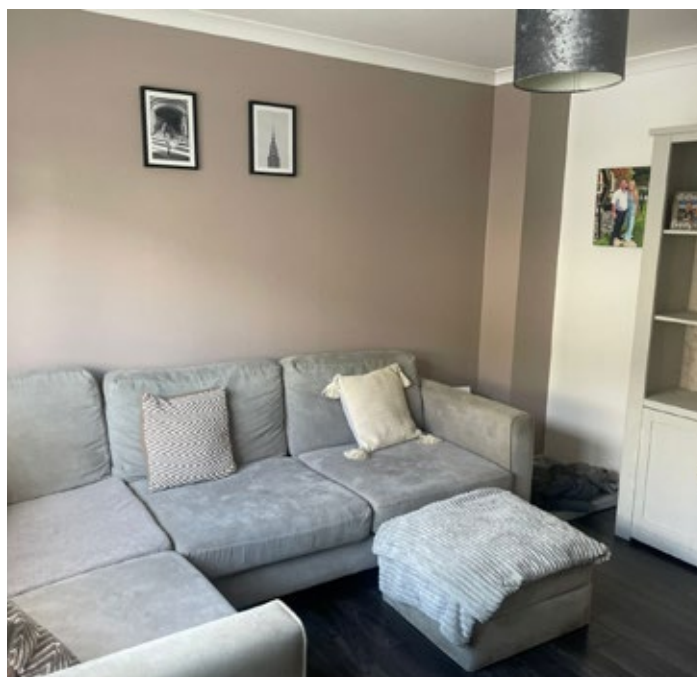
WC

White suite comprising wash hand basin and WC.

First Floor

Landing

Landing that leads to two bedrooms and family bathroom.





Bedroom 1

4.6m x 2.8m

Main bedroom with one double glazed window to the front of the property. TV aerial point.

Bedroom 2

4.6m x 2.7m

Double bedroom with a double glazed window to the rear of the property. TV aerial point.

Bathroom

2.2m x 2.1m

White suite comprising bath, with partial tiles around the bath, gas/ mixer shower and shower glass, wash hand basin and WC.



Outside

Front

Allocated parking for two vehicles

Rear

Well-maintained enclosed garden with a patio area and stone chippings.

Lease details

The term of the lease for this property is 125 years from 17 April 2019.

Builder Warranty

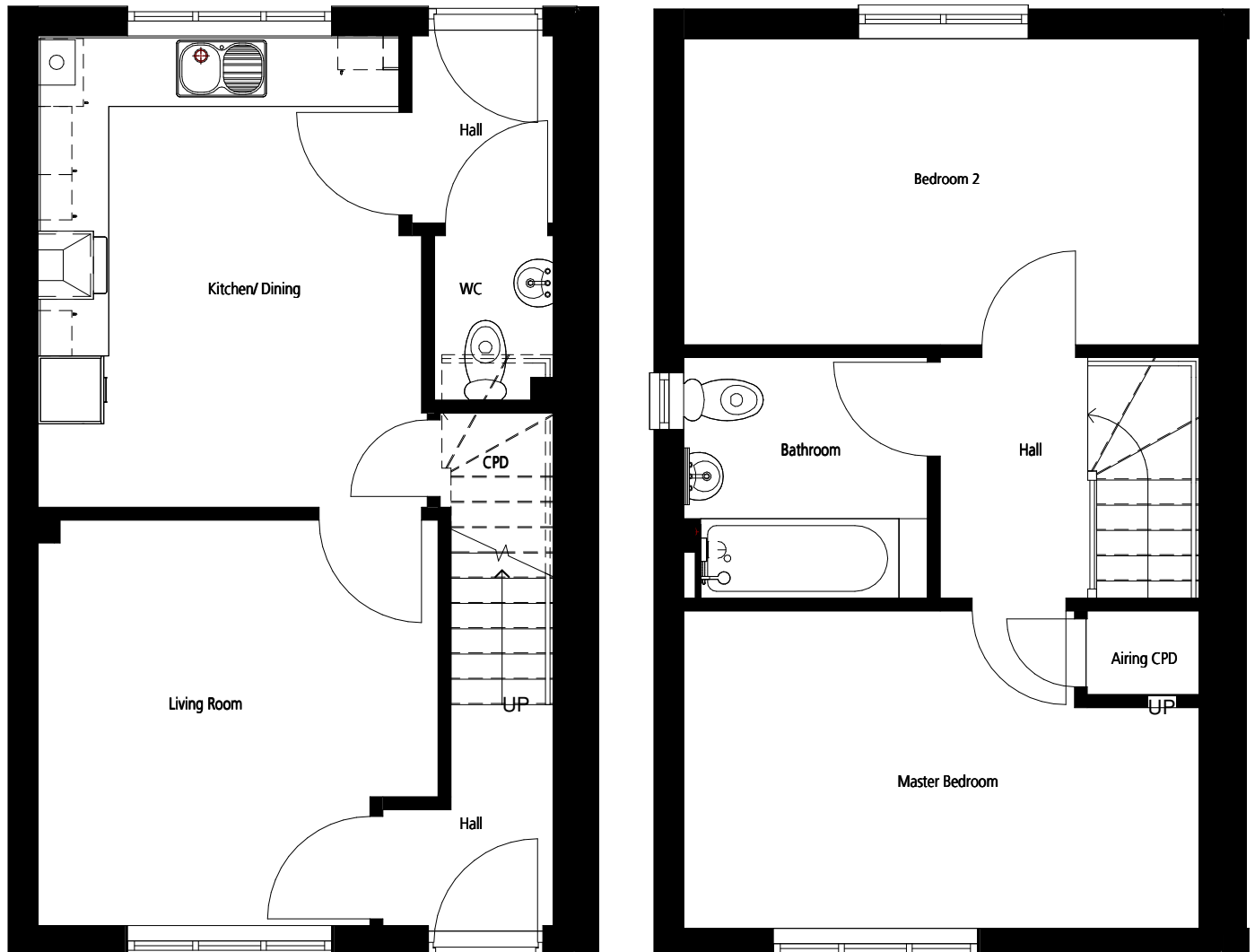
LABC warranty expires 30 Jan 2031

Energy Efficiency Rating



Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floorplan



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