



Briardale Road, PL2 2LE

Available from £92,250

2 Bedroom Shared Ownership Home

Make the dream of home ownership a reality with shared ownership

2 bedrooms

Gas central heating

1 parking space

Council Tax Band A

How much does it cost?

Full market value £205,000

Share 45%

Share price £92,250

Rent charge £273.19 p/m

Service charge £17.09 p/m*

Rent charge and service charges as of April 2023.

*estimated charges

The accommodation comprises....

Ground floor

Entrance hallway

Enter the small lobby that leads to the living room, kitchen/diner, w/c & storage cupboard.

Living room

4.9m x 3m

Living room with views to the front of the property, TV aerial point and telephone point.

Kitchen/ Dining room

4.8m x 2.9m

Open plan kitchen and dining room. Stainless steel gas oven, gas hob & extractor fan. TV aerial point. Patio doors to the rear garden.

WC

1.8m x 1.1m

White suite comprising wash hand basin and WC.





First Floor

Bedroom 1

4.8m x 3m

Main bedroom with double-glazed windows to the front of the property and a built-in wardrobe. TV Aerial point.

Bedroom 2

4.3m x 2.5m

Good size bedroom with a double-glazed window to the rear of the property. TV Aerial point.



Bathroom

2.2m x 1.9m

White suite comprising bath, with partial tiles around the bath, electric shower and shower screen, wash hand basin and WC.

Outside

Front

Allocated parking for one vehicle.

Rear

Laid to lawn with a separate patio area and a garden shed.

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Lease details

The term of the lease for this property is 125 years from 3rd November 2020.

Builder Warranty

NHBC warranty expires 13th October 2032.

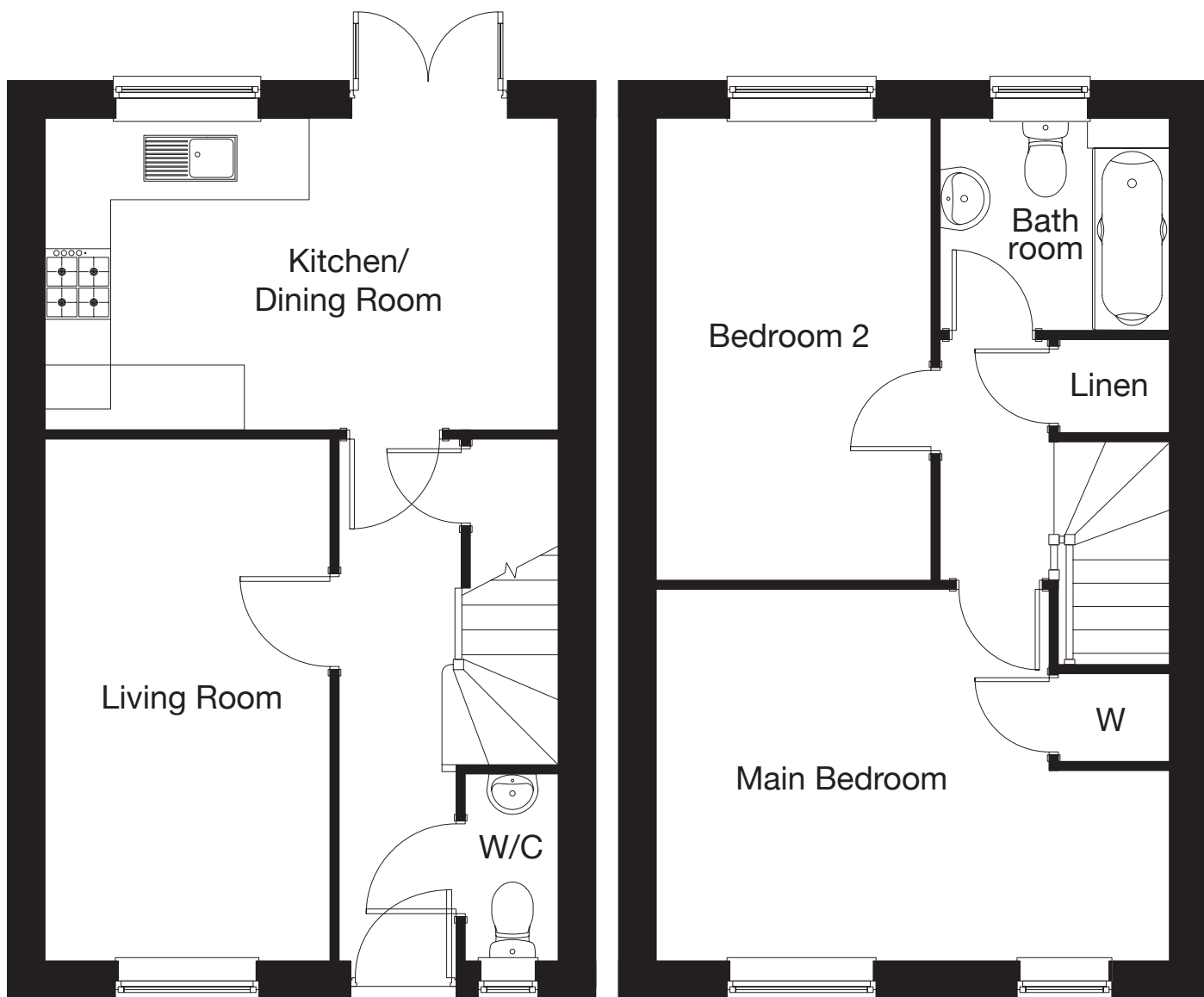


Energy Efficiency Rating



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floorplan



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