



Lavender Close | Harlow | CM20 3QJ

50% Shared Ownership £160,000

 **clarknewman**

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50% Shared Ownership £160,000

A SPACIOUS TWO BEDROOM END TERRACE HOUSE located in the popular cul-de-sac of Lavender Close. The property comprises of an entrance hall leading to the lounge and modern fitted kitchen diner. Upstairs benefits from two double bedrooms and a family bathroom suite. The rear garden is easy to maintain with decked patio and lawn. Other features include allocated parking and gas heating via radiators. Viewings advised.

Please note the marketing price is for a 50% share in the property, with the full marketing price being £320,000. There is also a monthly rent payable of £279.85 and service charges of £18.10. Lease remaining of 97 years. Please call us regarding your shared ownership eligibility before booking to view. Viewings highly advised.

- Two Double Bedrooms
- End of Terrace
- Allocated Parking
- 50% Shared Ownership
- Council Tax Band: C
- EPC Rating: D

### Front

Allocated parking and private front garden featuring lawn. Side access to Garden.

### Entrance Hall

Composite front door, spacious entrance hall and radiator to wall. Internal door to Lounge and stairs to first floor.

### Lounge

15'02" x 9'01" (4.62m x 2.77m)

Bright and airy lounge with UPVC double glazed window to front, radiator to wall and opening to Kitchen.

### Kitchen/Diner

9'09" x 12'06" (2.97m x 3.81m)

Fitted kitchen with ample dining space. The kitchen boasts a range of wall and base units featuring freestanding oven and hob, fridge freezer and plumbing for washing machine. Radiator to wall, storage cupboard and UPVC double glazed window and door to Garden.

### Landing

Internal doors to bedrooms and family bathroom. Loft hatch.





### Bedroom One

12'06" narrowing to 9'01" x 10'00" (3.81m narrowing to 2.77m x 3.05m)  
Double bedroom with UPVC double glazed window, radiator to wall and storage cupboard.

### Bedroom Two

8'03" x 12'06" (2.51m x 3.81m)  
Double bedroom with UPVC double glazed window and radiator to wall.

### Family Bathroom

6'06" x 5'07" (1.98m x 1.70m)  
White three piece bathroom suite with shower over bath, radiator to wall and UPVC double glazed window.

### Garden

Low maintenance garden with decked patio and lawn. Rear access to front.

### Location

Lavender Close is a cul-de-sac situated off School Lane within Harlow. Harlow Town Train Station is approximately one mile away with links to Stansted Airport, Cambridge and London Liverpool Street. Harlow Town Centre is less than a mile away with a variety of shops, restaurants and bars. Lavender Close is adjacent to Freshwaters Primary Academy and close to The Downs Primary School and Nursery, Burnt Mill Academy is only 0.5 miles away.

### Lease Information

The below figures have been provided to us by the vendors:

Service Charges: £18.10 per month

Ground Rent: included within service charges

Lease: 97 years remaining

### Shared Ownership

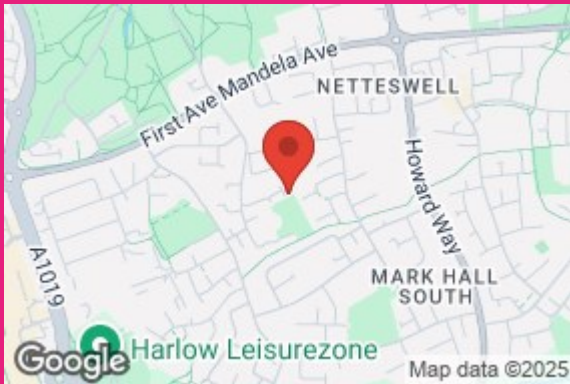
Have you looked into shared ownership properties before? If not we have put together a PDF explaining shared ownership in simple terms, also explaining the steps to see if you are eligible.

The basics:

1. View the property online
2. If you like the property, check if you are eligible by completing the form online on <https://www.ownyourhome.gov.uk/scheme/shared-ownership/>
3. Provide clarknewman with your help to buy eligibility number
4. Book a viewing to visit property
5. Make an offer
6. Once offer is agreed we will put you in touch with Moat homes

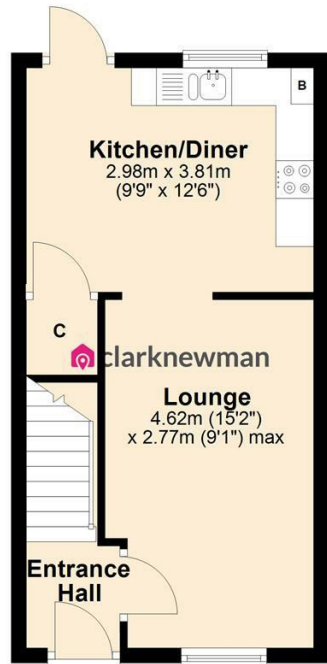
For more details please also visit: <https://www.moat.co.uk/im-looking-for-a-home/im-looking-to-buy>

The property for sale is for a 50% share of the property, the total property value is £320,000. Rent paid to Moat on the remaining 50% is £279.85 plus service charges (£18.10) and utilities.



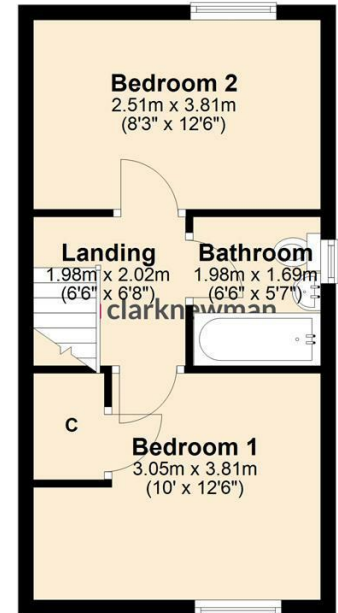
### Ground Floor

Approx. 29.4 sq. metres (315.9 sq. feet)



### First Floor

Approx. 29.4 sq. metres (316.5 sq. feet)



Total area: approx. 58.8 sq. metres (632.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is only intended as a guide to the layout of the property and is not designed to look exactly like the real property. Flooring, wall coverings and so on will not match the actual property.  
Plan produced using PlanUp.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
Current	88
Potential	65
England & Wales	EU Directive 2002/91/EC

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