



# Ellis Brooke



## 8 Estover Close

, Binley Woods, CV3 2WQ

**Shared Ownership £120,000**



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## Hallway

Composite front door with double glazed panel. Wood effect flooring. Door to WC. Opens through to Kitchen and Lounge/Diner. Stairs to first floor. Radiator.

## Guest WC

Double glazed window to the front aspect. Radiator. Low flush WC. Pedestal wash hand basin. Inset spotlights. Extractor.

## Kitchen

Double glazed window to the front aspect. Range of base and eye level units with work surface over. One and half bowl stainless steel sink/drainage with mixer tap. Integrated oven with gas hob and extractor. Space for a fridge/freezer. Space and plumbing for washing machine. Cupboard housing combination boiler. Inset spotlights.

## Lounge/Diner

Continuation of wood effect flooring. Two radiators. Under-stairs cupboard. Double glazed French Doors to the garden.

## Landing

Doors off to both double bedrooms. Loft access hatch. Door to Bathroom.

## Bedroom One

Double glazed window to the rear aspect. Radiator.

## Bedroom Two

Two double glazed windows to the front aspect. Radiator. Over-stairs cupboard.

## Bathroom

Double glazed window to the side aspect. Heated towel rail. Extractor. Shaver point. Panelled bath with shower over. Low flush WC. Pedestal wash hand basin. Inset spotlights.

## Front Garden

Central pathway leading to canopy porch. Two small lawned sections with shrub border.

## Parking

Located to the left of the property via block paving. Gate into rear garden. Parking spaces for 3 vehicles plus turning space.

## Rear Garden

Enclosed by a mixture of timber fencing and brick wall. Side gate leading to parking area. Initial patio. Primarily laid to lawn.

## Shared Ownership & Housing Association Information

This property is sold on the basis of 40% Shared Ownership with Citizen Housing Association. Prospective buyers will need to be approved by Citizen Housing Association prior to any offer being accepted and before the property can be removed from the open market.

This application process will include completion of the relevant forms plus affordability checks.

There is also a stipulation to undergo eligibility and affordability checks via Citizens recommended Financial Advisor.

Please note that any offers above or below the 40% price cannot be accepted.

The Lease Term is 125 years (from 2024)

The current 40% rent is £480 per month.

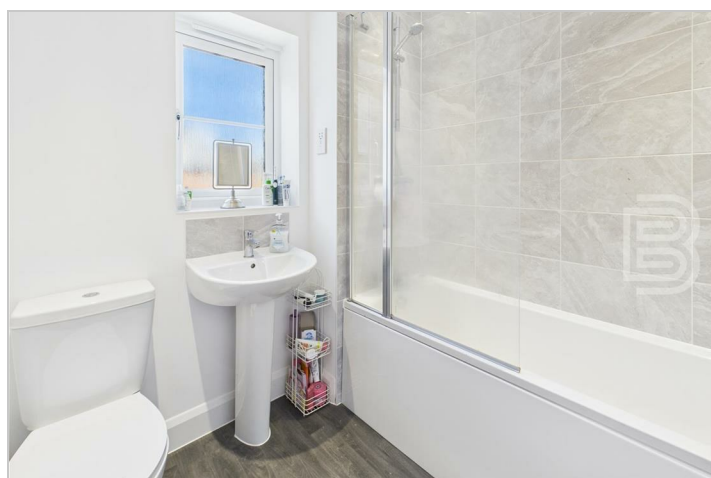
The current service charge is £20 per month

Please be advised this property has a protected area lease which means you can staircase to 100% but if you staircase more than 80% and wish to sell the property, there is a buy back clause where the property must be sold to Citizen Housing at RICS value only.

### Money Laundering Regulations

Should a purchaser(s) have an offer accepted on a property marketed by Ellis Brooke Estate Agents, they will need to undertake an identification check and be asked to provide information on the source and proof of funds.

This is done to meet our obligations under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your information. The cost of these checks is £25 (inc VAT) which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.



Road Map



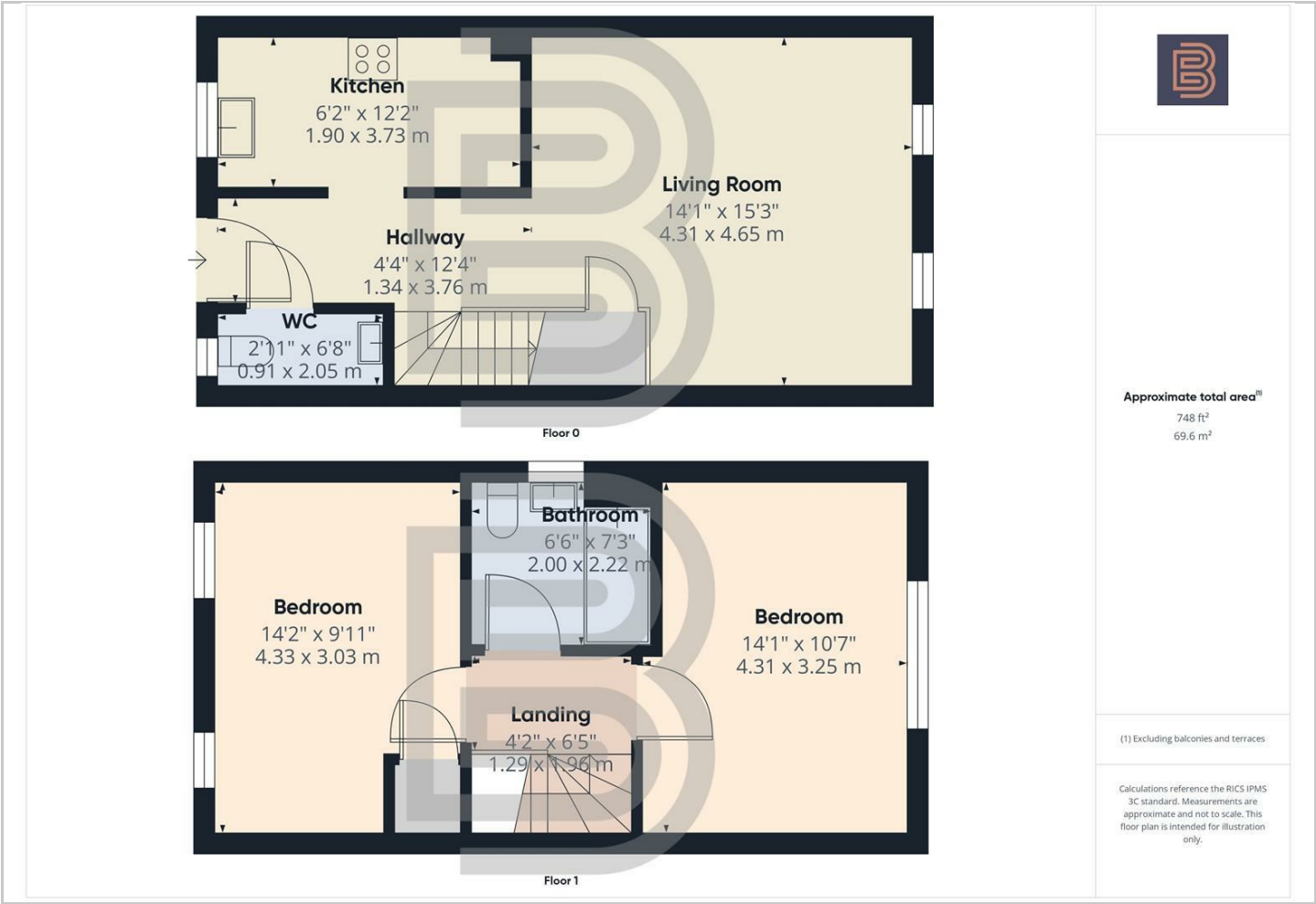
Hybrid Map



Terrain Map



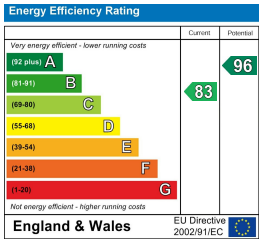
Floor Plan



Viewing

Please contact our Rugby Office on 01788 221242 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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