

- Advisor -

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- Property -

4 ROSEBERRY PLACE, NEWCASTLE UPON TYNE, NE2 1ES

TWO-bed end-terrace house

- Reference -

ROS304

- Listing summary -

Introducing this end of terrace two-bedroom house for the over 55's in the desirable area of Jesmond, 10 minutes away from the town centre. The property sits in a quiet cul-de-sac and benefits from a easy to maintain rear garden.

Key features

£129,500 for a 70% share

Only £6,475 for a 5% deposit!

70% share available under the 55+ scheme

Viewing is highly recommended

Excellent starter home

Private rear garden

Allocated parking

Walking distance to public transport.

Easy access to the town centre and close to Jesmond Metro Station

*****Please quote ROS304 when enquiring.*****

- Introduction -

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- What the owner says -

Quiet and peaceful location, easy to reach Newcastle City Centre or the coast via public transport and good parking facilities on offer.

- Full description –

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Shared ownership is a government backed scheme that can be a stepping stone to completely owning your own home. If you're finding it difficult to save for a deposit this is a great option as the amount you'll need is based on the share you're buying. At this property a 5% deposit is within reach - just £6,475 for a 70% share!

- Entrance hallway leading to living room and staircase leading to upstairs.
- Living room neutrally decorated living room with patio doors opening onto the garden.
- Kitchen with fitted units and window overlooking well maintained rear garden.
- Master bedroom with fitted wardrobes and window overlooking the residential area.
- Second bedroom with
- Bathroom with three piece suite, over head shower, shower screen. Also benefitting from a window.
- Carpeted floor throughout living areas and
- Gas central heating
- Small front garden and private rear garden with lawn and gravel area.
- Allocated parking

- Costs –

PRICE - £129,500*

SERVICE CHARGE - 913.46pa**

*This represents a 70% share of the full open market value of £185000

**This includes: management charge, service charge, building insurance and sinking fund. Rent and service charges are reviewed annually.

- General Information -

Tenure: Leasehold

Lease: 60 years Surrender & Regrant

Years remaining on lease: 60 approx.

Approximate internal area: 61 sq. m.

Local authority: Newcastle City Council

Council tax band: B

EPC rating: D (61)

- Terms, conditions and requirements -

Minimum household income requirement: £29382^

Deposit: If you will be obtaining a mortgage you will need at least £6,475 in savings (i.e. a 5% deposit).

^If your deposit is more than 5%, the minimum income requirements may be less. Please contact us for further details.

Application process: A financial assessment must be completed before any physical viewing can take place. This forms part of Home Group's buyer approval process. These assessments are carried out remotely by The Mortgage People. Once you have confirmed an interest in purchasing a property, the contact details will be made available.

We will not carry out any credit checks or contact any reference agencies without your written consent.

Help to Buy Agent: In order to apply you must be registered with Help to Buy North <https://www.helptobuyagent1.org.uk/apply/>. You will need to provide your HTB reference when completing the application process.

Current homeowners: Anyone who currently owns a home must have a sale agreed to apply.

Age requirements: Applicants must be aged 55 and over.

- Viewings -

In addition to the financial assessment, a virtual tour is required before any physical viewing can take place.

Virtual and physical viewings are held strictly by appointment - call today for more information.

Only those who have physically viewed the property are able to apply. If you have viewed and would like to apply please register your interest with the Resales Team.

- Contact details for viewings only -

Not included in online copy

VIEWINGS STRICTLY BY APPOINTMENT ONLY CONTACT JAMES ON 07811 866855/ 01661 833516 TO ARRANGE

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