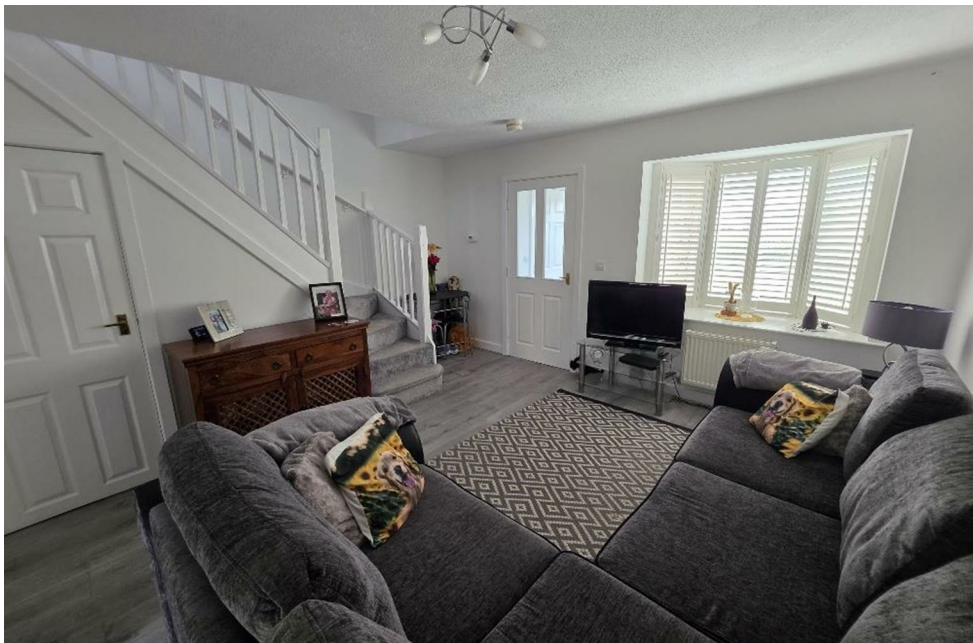




10 Howty Close
Wilmslow SK9 2SH
Asking Price £87,489

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10 Howty Close Wilmslow SK9 2SH

Asking Price £87,489

*** Cheshire East Council "Discounted For Sale Affordable Housing Scheme" - This scheme has eligibility requirements: Please consult the following link to determine whether you meet the criteria and submit an application. ***

<https://www.cheshireeast.gov.uk/housing/affordable-housing/affordable-housing.aspx>

NB: Cheshire East Council make the decision as to who is able to purchase these properties.

Available with no onward chain, this two bedroom property offers the following accommodation: Entrance hallway, downstairs WC, open-plan living/dining room, kitchen, first floor landing, two double bedrooms and a bathroom.

The house stands behind a garden area with two car parking spaces. To the rear is a garden area with an access gate.

The property forms part of a popular residential area, with good links to amenities, schools and transport links.

- Cheshire East Discounted House Sale Scheme
- Specific Criteria Apply - See Information
- Two Bedrooms
- Open-plan Living/Dining Room
- Fitted Kitchen
- Bathroom with White Suite
- Downstairs WC
- Gardens
- Parking
- No Onward Chain

Entrance Hallway

Downstairs WC
2'10 x 5'4

Living/Dining Room
21'4 max x 14'0 red to 7'3

Kitchen
8'0 x 6'9

First Floor Landing

Bedroom One
11'7 x 10'8 plus 6'0 x 3'5 walk-in wardrobe

Bedroom Two
9'5 max x 8'8 max

Bathroom
6'4 x 5'5

Externally
Garden area to the front with block-paved driveway area with two designated spaces.
Garden to the rear with access gate.

Leasehold Information
979 years remain of a 999 year lease which ends on 01/01/3005.
Ground rent of £60 per annum payable.

Eligibility for affordable housing
To be eligible for affordable housing, you must have both a local connection and a housing need along with the right to reside in the UK. Applicants should not currently own a home when applying. You will also need to meet any specific criteria for the individual development - please contact the Cheshire East housing team for further information.

- 1) Local connection - you must have lived within Cheshire East for a set amount of time, or have a permanent contract of employment in the area, or have an immediate family member (sibling/parent/child) who lives here.
- 2) Housing need - you must be able to show that your household income means you cannot afford the property at its current open market value, but can afford the property with the discount applied based on your circumstances, mortgage ability and deposit level. Priority will be given to applicants with dependent children for affordable homes with three bedrooms.
- 3) Right to reside in the UK - you will need to have the right to reside in the UK because the scheme is a subsidised benefit.

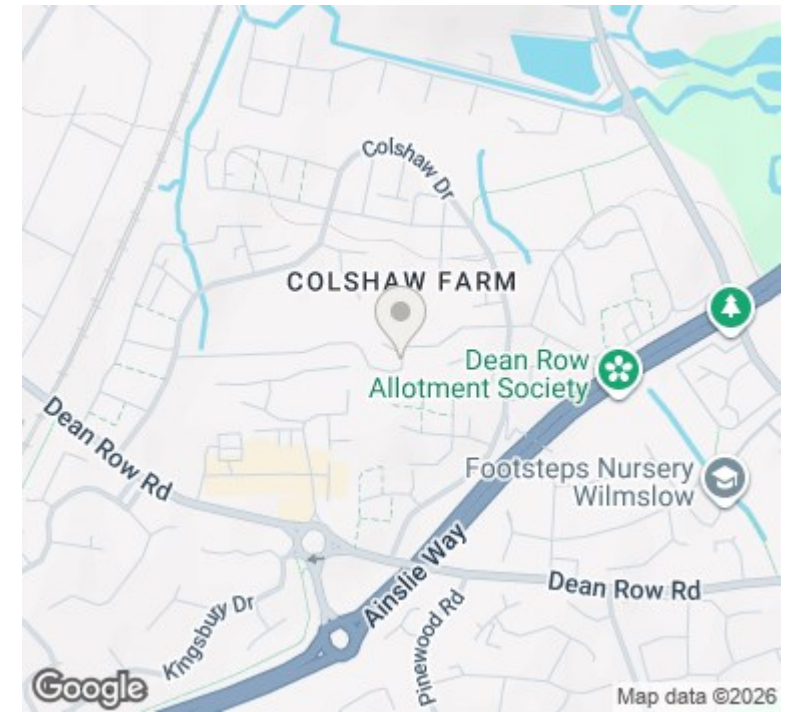
Discounted for sale schemes

- The property is sold at less than the full market value - for example, a £100,000 property with a 30% discount would cost £70,000.
- You own 100% of the property - there is no rent percentage to pay.
- The property must be your permanent residence.
- If you sell the property, the discount must be applied and be sold to someone who meets the criteria for affordable housing (for the process, see selling an affordable property).
- The original discount percentage and eligibility criteria then apply to every future sale, to keep the property affordable.
- You may need to pay ground rent and service charges if the property is leasehold - check with the developer or property management company as Cheshire East Council do not administer these charges.

Tenure: Leasehold
Council Tax: Cheshire East C



To view this property call Main & Main on 0161 437 1338



Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to terms and conditions.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

Tenure - To be confirmed with a solicitor at point of sale.

Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		89	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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