

OwnHome
by Thrive



THE
SHARED
OWNERSHIP
SHOP

The Grange, Edlesborough

Edlesborough

Edlesborough is a desirable village located in the Aylesbury Vale District of Buckinghamshire, on the edge of the Chiltern Hills, an area of outstanding beauty. It is a commuter village with excellent transport links to Luton Airport, the M1 and mainline train stations with direct access to London Euston and Kings Cross.

It enjoys a thriving high street with many local amenities such as a doctor's surgery, dentist, post office and cafe that are easily accessible. Also, benefitting from fantastic school catchments such as Edlesborough School and both grammar and private secondary schools within the proximity.

With its central village green boasting of floodlit tennis courts, two football pitches, cricket square and a fenced children's playground, the village has an active community. It also has a variety of clubs and associations to join for all age groups from sports clubs and book clubs.

Edlesborough is certainly a sought after village!



A fantastic location



You will find a whole variety of restaurants, pubs and cafes in the local towns of Dunstable, Tring and Leighton Buzzard as well as the local village of Ivinghoe.



Tring Station is just over 3 miles away giving great direct access to London Euston within 40 minutes and Wembley Central within 30 minutes.



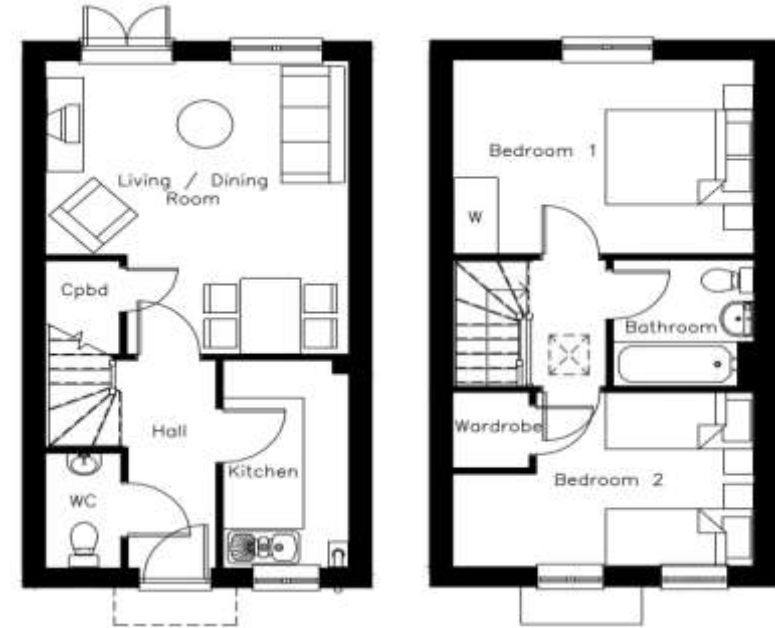
Edlesborough lies around 6 miles from Junction 11 of the M1, and just 10 minutes from the centre of Dunstable.

Just a 5-minute drive away is the famous Whipsnade Zoo, a great day out for all.

Plot 45 & 46 - Two bed semi detached house



- Built in Oven, Hob and Extractor
- Fridge freezer and washing machine
- Fitted carpets
- Flooring to Kitchen and Bathroom
- Gas Central Heating
- Two parking spaces



Room	Dimensions
Kitchen	3.27m x 1.68m
Lounge/ Diner	4.63m (max) x 4.06m (max)
Bedroom 1	4.06m x 3.05m
Bedroom 2	4.06m (max) x 2.75m (max)

Images are for Illustration purposes only. Specification may vary.

Due to the nature of construction, room sizes may vary. These dimensions are not intended to be used for carpet sizes.

Plots 42, 43 & 44 - Three bed terraced house



- Built in Oven, Hob and Extractor
- Fridge freezer and washing machine
- Fitted carpets
- Flooring to Kitchen and Bathroom
- Gas Central Heating
- Two parking spaces



Room	Dimensions
Kitchen	3.1m x 2.63m
Lounge/Diner	5.53m (max) x 4.52m (max)
Bedroom 1	4.63m x 2.68m
Bedroom 2	3.67m x 2.74m
Bedroom 3	3.05m (max) x 2.68m (max)

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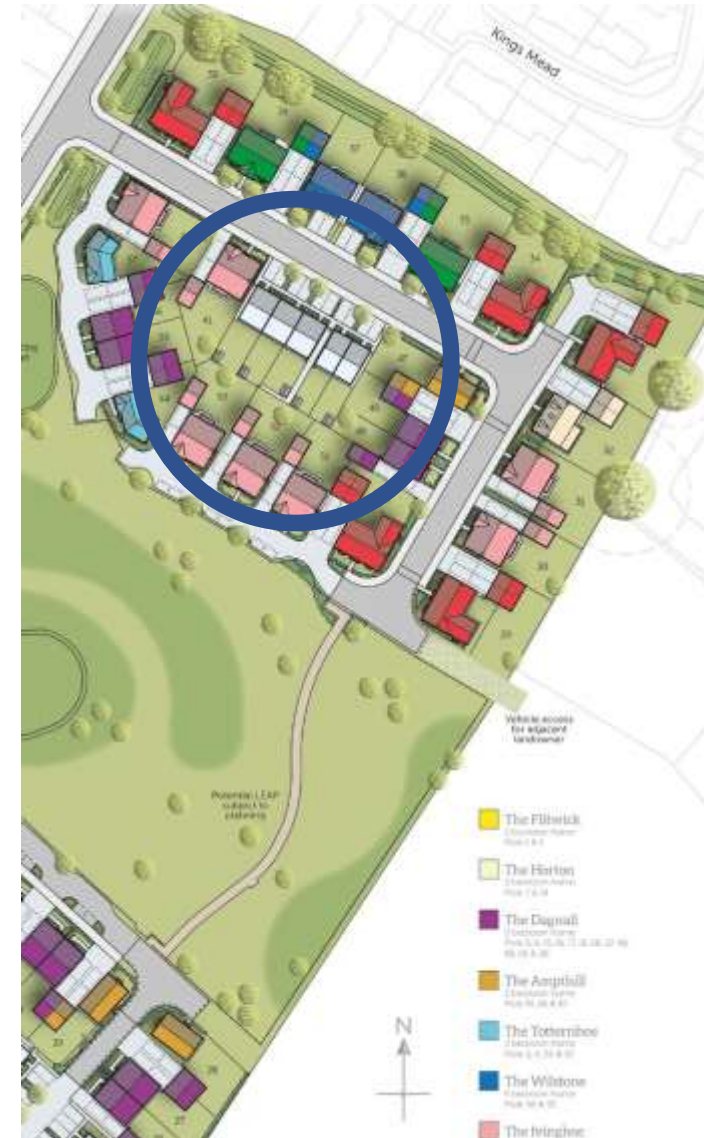
Values, Rents & other costs

Plot Number	Postal Address	No of Beds	House Type	Full Market Value	Share Value* (45%)	Rent Per Month (45%)	Service Charge Per Month **
42	14 Moat Reach, Edlesborough, LU6 2FS	3	End Terrace	£ 370,000	£ 166,500	£508.75	£66.70
43	16 Moat Reach, Edlesborough, LU6 2FS	3	Mid Terrace	£ 370,000	£ 166,500	£508.75	£66.70
44	18 Moat Reach, Edlesborough, LU6 2FS	3	End Terrace	£370,000	£ 166,500	£508.75	£66.70
45	20 Moat Reach, Edlesborough, LU6 2FS	2	Semi Detached	£295,000	£132,750	£405.63	£65.03
46	22 Moat Reach, Edlesborough, LU6 2FS	2	Semi Detached	£295,000	£132,750	£405.63	£65.03

* Higher share sizes are available

** Estimated charge. Includes buildings insurance.

Location and site plan





What is Shared Ownership?

Shared ownership offers a fantastic opportunity for you if you're trying to get a foot on the property ladder but can't quite afford to buy a home on the open market.

Depending on what you can afford, you can buy a share of between 45% and 75% of the home, you then pay a subsidised rent on the remaining share. As and when you can afford to, it's possible to buy a larger share of the property at a later date – this is called staircasing. Buying a shared ownership home is very similar to buying a home on the open market.

You'll need a deposit of at least 5%, a mortgage to cover the purchase price of your share and you'll have to pay your legal fees. You will need to register with the Help to Buy agent for the area you're looking to buy in, and there are certain eligibility criteria you'll need to meet too.

You'll need to be earning no more than £80,000 (outside London), be over 18, live or work in the UK, not own any other property and be unable to afford to buy a home on the open market.

With shared ownership you benefit from lower monthly payments compared to buying a home outright, but you still get all the benefits of owning a new home.

If you think shared ownership could be the way to your new home, then contact the team at **The Shared Ownership Shop**. Our advisors will be happy to give you details of this home and any others we have that may suit your needs. Or if you would just like some advice on the Shared Ownership Scheme then we are here to help.



Telephone: 0300 11 33 701

Email: contactus@sharedownership-shop.co.uk

Website: sharedownership-shop.co.uk

The particulars within this document are for illustrative purposes and should be treated as guidance only. They cannot be relied upon as accurately describing any of the specified matters prescribed by any Order made under The Consumer Protection from Unfair Trading Regulations 2008. Nor do they constitute a contract, part of a contract, or warranty. A mortgage may be required. Service charges, rent and other costs may apply. Your home is at risk of repossession if you do not keep up repayments on a loan secured against it or the rent. Details are correct at time of going to print: June 2019.