



Vicarage Road
Pitstone
LU7 9GE



Chiltern View

Chiltern View is a development of attractive new homes in the highly-regarded Buckinghamshire village of Pitstone.

This appealing development enjoys a quiet, sought-after location at the foot of the Chiltern Hills, within easy reach of Aylesbury, Tring, Hemel Hempsted and Leighton Buzzard.

Chiltern View promises ample opportunities to enjoy the outdoors, with acres of public green space on your doorstep, including countless walking routes, cycling trails and picnic spots.

Pitstone and Ivinghoe are well-loved for their charming collection of independent village stores, including a well-regarded green-grocers, butchers and bakery. Family-friendly eateries are also plentiful in the area, with everything from traditional inn-keeper style pubs, to stylish restaurants, and quaint pavement cafés.

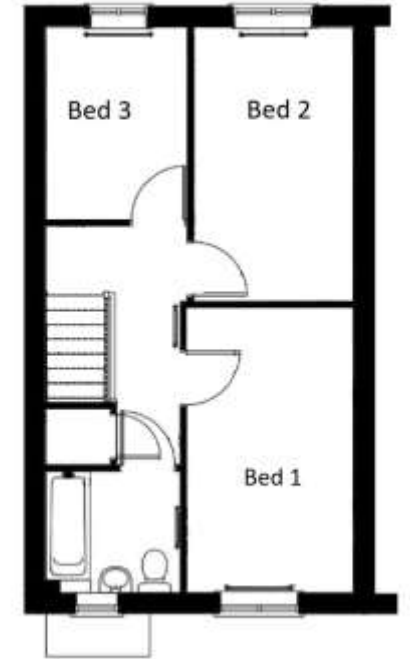
Transport connections in the area are excellent, with frequent commuter services by train and bus, as well as convenient access to the major motorway network. The M1 lies only 10 miles from the development, putting London just over 40 miles away by road, while the M25 (London Orbital Motorway) is 20 miles away. Tring Station, just 2.2 miles away, provides rail links into Milton Keynes in 20 minutes and London Euston in 45 minutes.

The Lea

Plots 38 & 39 – 3 Bed Semi-Detached House



- › Two allocated parking spaces
- › Fitted carpets
- › Vinyl flooring to kitchen and bathroom
- › Integrated oven, hob and extractor
- › Fridge Freezer
- › Gas Central Heating
- › Turfed Lawns



Room	Dimensions
Kitchen	3.37m x 2.74m
Living/Diner	4.86m x 4.30m
Bedroom 1	4.50m x 2.65m
Bedroom 2	4.33m x 2.54m
Bedroom 3	3.05m x 2.52m

Site Plan



Values, rents & other costs

Plot No.	No. of Beds	House Type	House Type Name	No. of parking spaces	Full Market Value	Value (25% share)*	Rent Per Month (25% share)	Service Charge (Per Month)**
38	3	Semi detached	The Lea	2	£ 400,000	£ 100,000	£750.00	£49.17
39	3	Semi-detached	The Lea	2	£ 400,000	£ 100,000	£750.00	£49.17

* Other share sizes are available up to 75%

** Includes management fee and buildings insurance

You will need a minimum 5% deposit (of the share value) for mortgage purposes, plus monies to pay for solicitor fees, moving costs & furnishings.



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 40% 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