

Prices from  
**£90,000\***

Shared Ownership Existing Sale

# 1 Halfmoon Cottages

High Road, Swilland, Ipswich, IP6 9LR



**Three bedroom, semi-detached house for sale on a shared ownership basis at 30% minimum share (restricted to 80% maximum share)**

- Allocated parking
- Fitted kitchen
- Heat source pump
- Double glazing
- Over bath shower
- Downstairs WC
- Private Garden



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C	70   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

\*This represents a 30% share of the full market value (£300,000), please see the affordability schedule for full details of costs available on our website. Please note all costs in this leaflet are intended as a guide and may differ from the actual cost at the time of sale.

**Full Market Price** £300,000

**Minimum Share** 30%

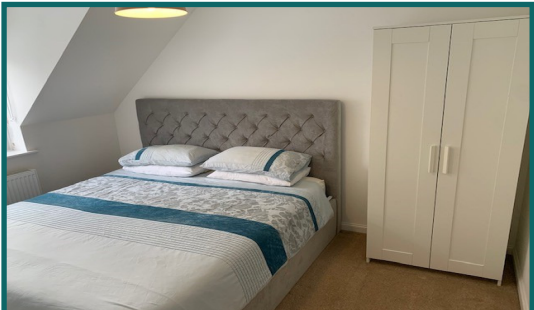
**Share Value** £90,000

**Monthly Rent** £400.96

**Service Charge PCM** £22.61  
Including buildings insurance

**Total Monthly Charge** £423.58

**Next Rent Increase Due** April 2022



**Kitchen: 4.80m x 3.27m**

**Living room: 5.80m x 3.40m**

**Dining Room: 7.17m x 1.98m**

**Bathroom: 2.40m x 1.98m**

**Bedroom 1: 3.67m x 3.20m**

**Bedroom 2: 4.20m x 2.80m**

**Bedroom 3: 2.67m x 2.10m**

This home is an ideal opportunity to get on to the property ladder with Hastoe. This property is being sold under the shared ownership scheme whereby you purchase a share in the property and pay a reduced rent on the remaining Hastoe equity.

### **Purchaser Requirements**

You must:

- Be a first time buyer or not currently named on a mortgage.
- Demonstrate you meet the minimum income requirements.
- Demonstrate a deposit sufficient to obtain a mortgage for the property.
- Have a local connection to the area.
- Be registered with your Help to Buy agent:

**Help to Buy South**

**[www.helptobuyagent3.org.uk](http://www.helptobuyagent3.org.uk)**

**0800 456 1188**

**Contact Hastoe**

**[sales@hastoe.com](mailto:sales@hastoe.com)**

**Apply online at : [www.hastoesales.com](http://www.hastoesales.com)**

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