



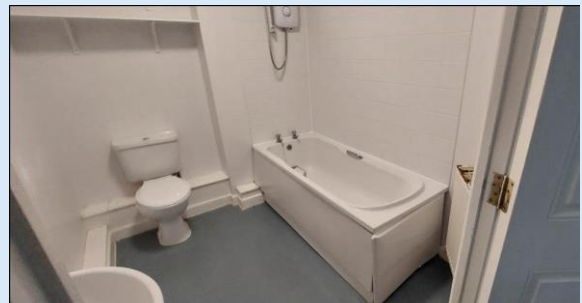
# WILLOW TREE

HOUSING PARTNERSHIP

## Home ownership opportunity in Plymouth

An exciting opportunity to become the shared owner of a lovely flat in Manadon, Plymouth has become available.

This is a two bedroom, second floor flat in Tovey Crescent, Manadon, Plymouth. From the communal landing, the front door opens into a spacious hallway providing access to two bedrooms and a bathroom as well as a bright and airy living / dining / kitchen area with French doors with Juliet balconies to the front and rear.



We are offering a 40% share for sale (we are happy to consider a higher or lower percentage share). The full price of the property is £145,000 so a 40% share will cost £58,000. Rent for the remaining 60% will be £217.50 per month plus £48.85 service charge, giving a total of £266.35 per month. This is in addition to your mortgage payments etc.

## About shared ownership:

Shared ownership is great for people who have the goal of buying their own home but do not have the funds to buy on the open market and therefore is aimed at applicants that are unable to afford all of the deposit and mortgage payments required for a home that meets your needs on the open

When you enter into shared ownership, you buy a share of the property and pay rent and service charge to us as the landlord on the rest. In the future you can either buy more shares right up to 100% ownership of your home, or you can keep your share the same and if the value of the property has increased when you sell you will gain that percentage of the increased equity market.

In order to be eligible for the shared ownership scheme, your household income must not exceed £80,000. At least one of the statements below would also need to apply to you:

- I am/we are a first time buyer
- I/we used to own a home but cannot afford to buy one now
- I/we are forming a new household, for example after a relationship breakdown
- I/we are an existing shared owner and want to move
- I/we own a home and want to move but cannot afford a new home that meets my/our needs

You can buy additional percentage shares of the property in the future, up to 100% ownership, this process is called Staircasing.

If you meet the shared ownership requirements; are in a position to obtain the necessary mortgage and would like to be considered for purchasing this property, please contact Langs Estate agents on 01752 256000 or visit the website -

<https://www.langtownandcountry.com/property/tovey-crescent-manadon-park-plymouth/>

If you would like to discuss the shared ownership scheme, please contact our Shared Ownership & Rentplus Officer, Angela Derry, on 01934 750780.