ABODE
SALES & LETTINGS

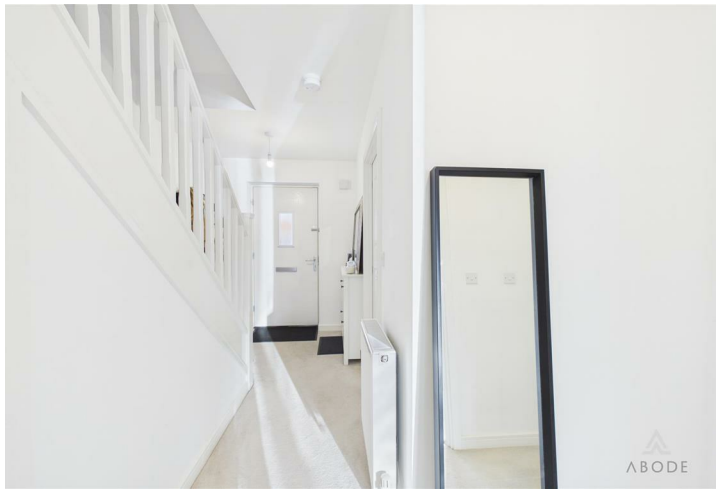
Chatham Drive, Drakelow, DE15 9WA

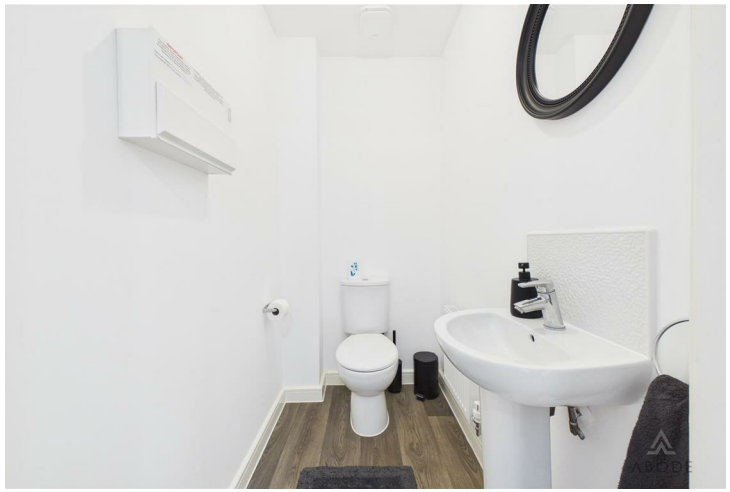
£57,500



https://www.abodemidlands.co.uk







This attractive three-bedroom town house is available on a 25% shared ownership basis through Midland Heart Housing Association, offering an excellent opportunity for purchasers looking to step onto the property ladder.

The home has generous accommodation comprising of entrance hallway, cloakroom, fitted kitchen, lounge diner, to the first floor there are three bedrooms and family bathroom.

Viewing strictly by appointment only.

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Accommodation

The ground floor comprises an inviting entrance hall, a useful cloakroom/WC, a contemporary fitted kitchen with a range of units and integrated-style cooking facilities, and a generous open-plan lounge/diner. French doors provide a lovely connection to the enclosed rear garden, creating an excellent space for everyday living and entertaining.

Upstairs, the property offers three bedrooms, including a spacious principal bedroom, alongside a modern family bathroom with a shower over the bath. The third bedroom is currently arranged as a home office, providing flexibility for remote working, a nursery or guest accommodation.

Outside, there is off-road driveway parking to the front and an enclosed lawned rear garden with paved areas for seating and outdoor dining. Finished in a clean, neutral palette throughout, this appealing home is ready to move into.

MIDLAND HEART INFORMATION

Midland Heart Housing Association
25% Ownership with 75% Rent payable per month to the housing association

Financial Breakdown:
Full market value: £230,000
Representative 25% share value: £57,500
Rent on unowned share (75%) : £474.73 per month including the service charge

Lease commenced April 2024 Term 995 Yrs with 992 Yrs remaining.

Any potential purchaser will be required to complete a Midland Heart application which will need to be completed and returned to Midland Heart resales@midlandheart.org.uk

BREAKDOWN OF CHARGES

Rent £419.05
Management Fee £23.01
Buildings Insurance £25.51
Third Party Service Charge £2.32
Service Charge £4.11
Admin charge £0.13
Total £474.73









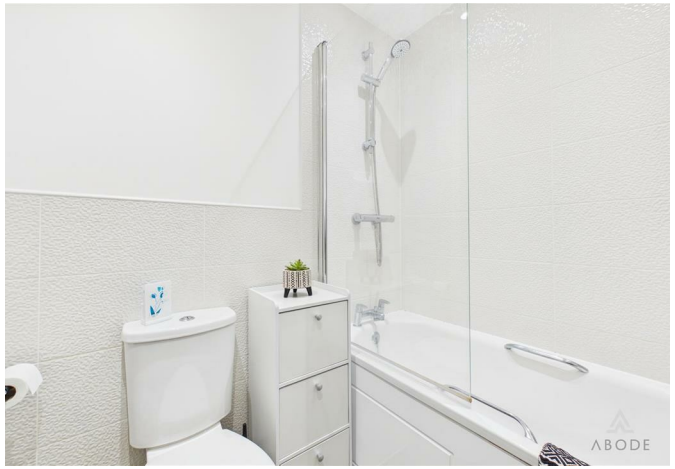


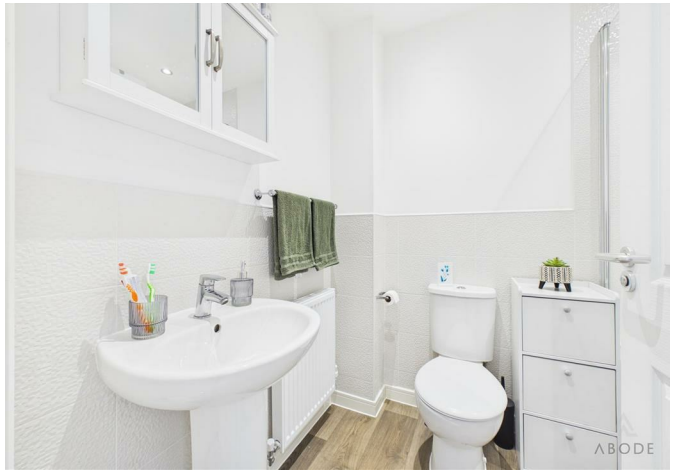












AML Disclaimer - Burton Office

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, as amended, Abode Midlands Ltd is legally required to undertake appropriate anti-money laundering checks as part of the property buying and selling process.
All prospective purchasers proceeding with a property transaction will be required to complete appropriate identity verification and provide satisfactory information regarding their purchasing arrangements and source of funds. Where applicable, additional checks may be required for individuals providing gifted deposits, third-party contributors, company purchasers and beneficial owners.

These checks may be requested during the offer process.

AML Compliance Fee: Abode Midlands Ltd charge a non-refundable fee of £30.00 inclusive of VAT per individual requiring identity verification. This applies to each purchaser and, where additional individual verification is necessary, any person providing gifted funds or otherwise contributing to the purchase.

The fee is payable in advance of the verification service commencing and covers the administration and processing of the relevant checks.
Verification is undertaken with the assistance of our appointed compliance provider, Thirdfort. These checks are undertaken for identity verification and anti-money laundering purposes and do not constitute an application for credit.

Additional documentation and enhanced due diligence may be required depending on the circumstances of the transaction, including the purchaser's financial arrangements and the origin of funds.

Abode Midlands Ltd will ordinarily require satisfactory completion of its due diligence procedures before issuing a Memorandum of Sale and formally progressing the transaction.

Where Abode Midlands Ltd is unable to complete legally required due diligence, we may be unable to proceed with the transaction.

PIF Disclaimer - Burton Office

Property Particulars

These particulars have been prepared by Abode (Midlands) Limited in good faith, using information verified by the seller, property inspections and relevant third-party sources. Reasonable steps have been taken to ensure accuracy and disclose material information, although certain details may not have been independently verified and may be subject to change.

Measurements and Floor Plans

All measurements and floor areas are approximate. Floor plans are for illustrative purposes, may not be to scale and should not be relied upon for precise measurements.

Photographs and Illustrations

Photographs show the property's appearance at the time taken. Furniture and appliances shown may not be included. A.I. created images and digitally altered photographs are illustrative, with material alterations identified where appropriate.

Services and Installations

Unless stated otherwise, Abode has not tested any services, installations or appliances. Purchasers should obtain appropriate professional inspections where required.

Tenure and Legal Matters

Information concerning tenure, boundaries, rights of way, covenants, planning and building regulations is based on available information. Purchasers should ask their solicitor to verify these matters before entering into a binding contract.

Fixtures and Fittings

Only fixtures, fittings and contents expressly agreed as part of the sale are included.

General

Please contact Abode for clarification of any information important to your purchase. These particulars do not form part of a contract. Nothing in this disclaimer excludes any liability or consumer rights that cannot lawfully be excluded.

Service Charges and Management Fees

Modern and new-build properties may be subject to service charges or estate management fees. Purchasers should confirm details with their solicitor.






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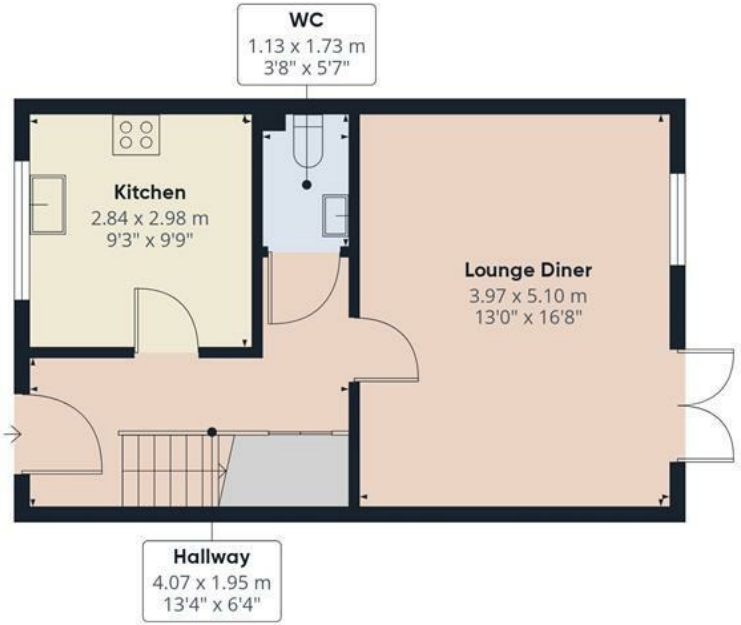




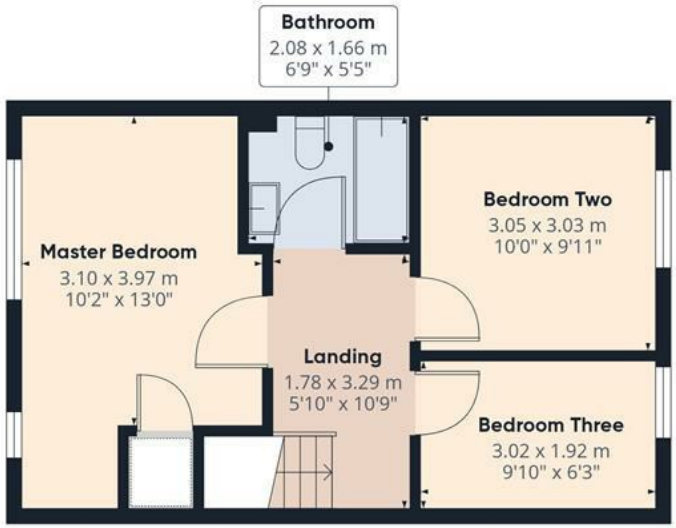








Floor 0



Floor 1



ABODE

Approximate total area(1)

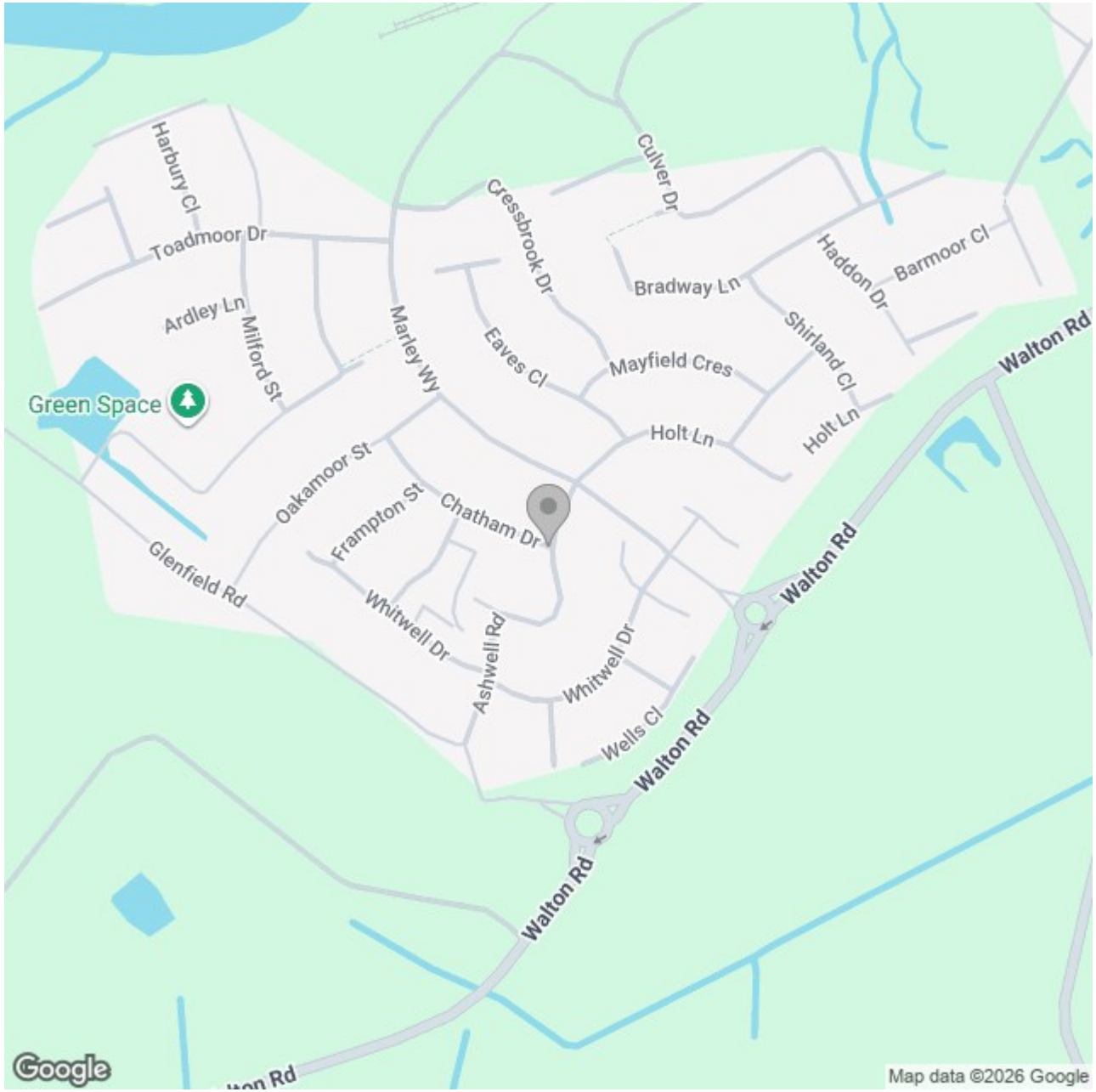
76.9 m²

827 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.