



Welcome to
KITTYBERT AVENUE
M18 8BF



3 bedroom houses in Abbey Hey
New Build HomeBuy Scheme

At Kittybert Avenue, Arcon Housing Association has created 7 new HomeBuy houses. Located off Abbey Hey Lane, the development is conveniently located near to Debdale Park and the proposed new Gorton shopping centre.

Each house comprises; entrance vestibule, lounge, kitchen and cloakroom, 3 bedrooms and a bathroom. 5 of the houses have integral garages. These houses also have an en-suite shower room off the master bedroom with shower, wash basin and w.c.

The houses are designed to Level 3 of the Code for Sustainable Homes to ensure very high levels of energy efficiency. They also comply with Secure By Design.

What is HomeBuy?

New Build HomeBuy (also known as shared ownership) is aimed at people who cannot afford to buy a home outright. Most New Build HomeBuy schemes are offered through Housing Associations and are financed by the Government through the Housing Corporation or Local Authority. The Government's National Affordable Housing Programme aims to help more first time buyers onto the property ladder.

New Build HomeBuy works in exactly the same way as shared ownership and allows you to buy a share of your home and pay rent on the remainder. Eventually you will be able to own your home outright if you buy further shares – this is known as 'staircasing'. Shares are available in 25% tranches. The initial purchase can be either 25% or 50%.

For more detailed information regarding New Build HomeBuy please see our leaflet "A Guide to HomeBuy".

Specification

Windows

White PVCu double glazed windows and patio door.

Doors

White wood grain finish fibre glass high security front door. Wood grain panelled internal doors with chrome fittings. Automatic garage doors.

Kitchens

High quality kitchen units with splashback tiling and plumbed for automatic washing machine. Gas and electric cooker points available.

Bathroom

Fitted with contemporary white bathroom suite and chrome fittings. Showers provided in each house either over bath or in en-suite area.

Electricity

Power sockets and light points to all rooms. TV and telephone points to the lounge and main bedroom.

Heating

'A' class boiler supplemented by an air source heat pump to provide an efficient heating and hot water system. This environmentally friendly system goes a long way to achieving Level 3 of the Code for Substantial Homes

NHBC Warranty

All houses carry a NHBC warranty.

Sales Price & Monthly Cost Example

25% and 50% Shares are available. This example shows a house without garage, purchasing 50%

Market value (100%)	£134,950
Selling price (50% share)	£67,475
With a 10% deposit	£6,747
Monthly payment on Mortgage of £60,728	£415
Rent at 2.75% per month to Arcon on remaining 50% share	£155
Total estimated monthly cost	£570

25% and 50% shares are available. This example shows a house with garage, purchasing 25%

Market value (100%)	£154,950
Selling price (25% share)	£38,738
With a 10% deposit	£3,873
Monthly payment on Mortgage of £34,865	£238
Rent per month to Arcon on remaining 75% share	£266
Total estimated monthly cost	£504

These figures are an example only using a rate of 6.5% on a 25 year repayment term. Applicants are strongly advised to obtain up to date mortgage figures from an Independent financial advisor.

How do I apply?

To arrange a viewing and/or make an application please contact

**Karen Moore on
0161 214 4120 or karen.moore@arcon.org.uk**

**Arcon Housing Association Ltd
12 Lloyd Street, Manchester
M2 5ND**



The Housing Corporation is the government agency responsible for delivering new affordable homes and regulating 1,500 housing associations across England. Its current investment programme of £8.4 billion for 2008 - 2011 is its biggest ever and is set to provide around 80,000 new affordable homes from housing associations and private developers throughout the country.



DISCLAIMER

These particulars are believed to be correct at time of preparation but, the accuracy of the contents can not be guaranteed and they do not form part of any contract. Neither the vendors or their agents, or any person in their employment, has the authority to make or give any warranty or guarantee (whether written or oral) in relation to the development at Kittybert Avenue. All room sizes specified on drawings are approximate, dimensions are for information only and should not be used for any purpose other than guidance. Should accurate dimensions be required these must be measured in-situ. Completed properties should rely on visual inspection. Should any item within this specification be unavailable, a substitute of equal value and quality will be used. Arcon Housing Association reserve the right to alter and amend this specification without prior notice, up to exchange of contracts.