



arcon

developments

Welcome to

THE PADDOCK CARRINGTON



3 bedroomed houses in Carrington New Build Shared Ownership Scheme

At The Paddock, Arcon Developments Limited has created 3 new houses for sale on a Shared Ownership basis. The development is situated in Carrington village and benefits from easy motorway access to the M60.

Each house comprises to the ground floor entrance hall, lounge, dining area/kitchen and downstairs cloaks. On the first floor is the master bedroom with en-suite, and a second and third bedrooms plus a family bathroom. The houses are designed to Eco Homes Very Good standard to ensure high levels of energy efficiency and they also comply with Secure by Design.

What is Shared Ownership?

Shared Ownership is aimed at people who cannot afford to buy a home outright. Most Shared Ownership schemes are offered through Housing Associations whose aim is to help first time buyers onto the property ladder. Shared Ownership 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’.

For more detailed information regarding Shared Ownership please see our leaflet “A Guide to Shared Ownership”.

Specification

Windows

Double glazed throughout; with high performance white PVCu frames.

Internal Doors

All painted pressed panel doors with chrome ironmongery

Kitchens

High quality kitchen units will be installed with the following white goods: gas hob, integrated oven extractor hood, dishwasher,

Bathroom

Fitted with contemporary white bathroom suite and chrome fittings. Electric shower to en-suite.

Electricity

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

Heating

Gas central heating.

Decoration

All external joinery to be stained or three coat paint finish. Internal woodwork will be painted with two undercoats and a gloss finish. All plastered surfaces to have two full coats of emulsion.

NHBC Warranty

All houses carry a NHBC warranty.

Sales Price & Monthly Cost Example

Market value (100%)	£179,950
Selling price (50% share)	£89,975
With a 10% deposit	£8,997
Monthly payment on Mortgage of £80,978	£553
Rent per month at 3% to Arcon on remaining 50% share	£225
Service Charge per month	£0
Total estimated monthly cost	£778

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?

The Paddock is marketed through Sue Mellon at Wiggetts.

Alternatively you can contact Karen Moore at Arcon Developments Ltd on 0161 214 4120.

For further details please contact

**Karen Moore
0161 214 4120**

**Arcon Developments Ltd
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DISCLAIMER

These particulars are believed to be correct at time of preparation, 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 The Paddock, Carrington. 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 Developments Ltd reserve the right to alter and amend this specification without prior notice, up to exchange of contracts.