

Low Cost Shared Equity Property FOR SALE

on a Development for over 50s

Edenmanor, Stonehaven

Plot 5: 1 bedroom first floor flat, £75,000

Plot 3: 2 bedroom second floor flat, £90,000

Plot 11: 2 bedroom terrace bungalow, £110,000



Low Cost Shared Equity Property Schedule

Properties Available	Properties Available From
<p>Plot 5: 1 bedroom second floor flat</p> <p>Plot 3: 2 bedroom first floor flat</p> <p>Plot 11: 2 bedroom terrace bungalow</p>	September/October 2018
Heating Type	Price
Gas Central Heating	<p>Plot 5: 1 bed Flat - £75,000</p> <p>Plot 3: 2 bed flat - £90,000</p> <p>Plot 11: 2 bed bungalow - £110,000</p>
Floor Space	Income Threshold
<p>Plot 5: Approx 66 square meters</p> <p>Plot 3: Approx 66 square meters</p> <p>Plot 11: Approx 72.7 square meters</p>	<p>Plot 5: 1 bed Flat - £29,000 or less</p> <p>Plot 3: 2 bed flat - £34,000 or less</p> <p>Plot 11: 2 bed bungalow - £41,000 or less</p>
Accommodation	Factoring
<p>Plot 5: 1 bedroom Second Floor Flat – Hall with cupboard, Semi Open Plan Kitchen/ Living Room, Double Bedroom with walk in wardrobe and a Bathroom with Shower over the bath.</p> <p>Plot 3: 2 bedroom First Floor Flat – Hall, Shower Room, Open plan Kitchen/ Living/ Dining Room and 2 bedrooms.</p> <p>Plot 11: 2 bedroom Terrace Bungalow – Entrance Vestibule with Cupboard, Hall, Semi Open Plan Kitchen/ Living/ Dining Room, 2 bedrooms and a bathroom with shower over the bath.</p> <p>Kitchens of all properties include a single fan oven, ceramic hob, canopy hood/chimney hood, sink and tap.</p>	<p>£50 per month</p> <p>Plots 3 & Plot 5: Block insurance maintenance of downpipes and rainwater fittings, cleaning and maintenance of internal communal areas, and landscaping of communal areas and lifts.</p> <p>Plot 11: Block insurance, external lighting, landscaping to communal areas</p>

Garden	Eligibility Criteria
Plots 3 & 5: Shared Garden with drying facilities. Plot 11: Private garden with drying facilities	The scheme is for over 50s only (or if a couple, one person must be aged 50 or over) See guidance notes for further eligibility
Parking Arrangements	Closing Date
All plots have an allocated parking space	Applications still being accepted after the closing date

The information in this schedule has been supplied by the developer and is for guidance only and whilst every care has been taken in the preparation of this schedule and the information is believed to be correct, it does not warrant or constitute any offer or contract and may be subject to change.

Floor Plans

Plot 3: 2 bed first floor flat

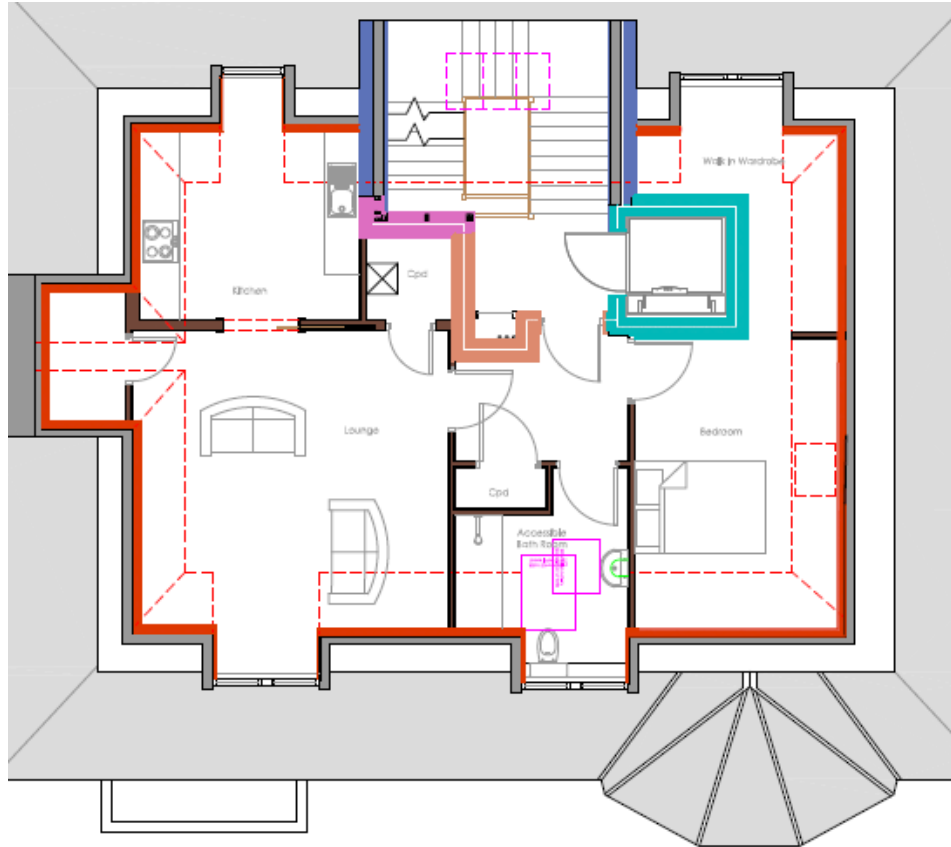


The floor plan for Plot 3, a 2-bedroom first floor flat, includes the following rooms and features:

- Living Area:** Located at the bottom left, featuring a sofa and a dining table.
- Kitchen:** Located to the left of the living area, equipped with a stove and sink.
- Master Bedroom:** Located at the top left, containing a wardrobe and a bed.
- Bedroom 2:** Located at the bottom right.
- Accessible Shower Room:** Situated between the kitchen and the living area.
- Corridor (Cpd):** A central hallway connecting the rooms.
- Staircase:** Located near the Master Bedroom, providing access to other levels.

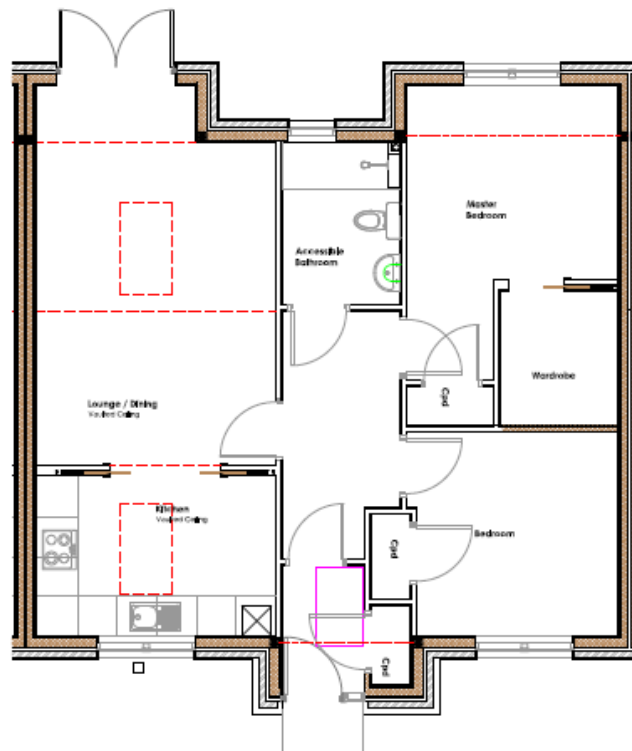
Floor Plans

Plot 5: 1 bed second floor flat



Floor Plans

Plot 11: 2 bed Mid Terrace Bungalow



Location



The coastal town of Stonehaven is situated 15 miles south of Aberdeen with excellent road and rail links. It has a wide range of facilities for all ages with excellent shops, hotels and restaurants, secondary and primary schools, hospital and medical centre, railway station and superb leisure activities including the open air pool.



Further Information

For further information please contact:

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