



LEDSHAM GARDEN VILLAGE | CHESHIRE

Purchase with Shared Ownership from *£58,800

We are delighted to launch just two 3 bedroom semi-detached new homes at the prestigious Ledsham Garden Village development, situated in West Cheshire. With excellent transport links to Liverpool, Chester and North Wales, this is the perfect location for a range of homebuyers including first time buyers, growing families and downsizers.

Our homes are available to buy through affordable

****Shared Ownership** (part buy-part rent) and with shares from 30%, purchasers may be able to move into their dream home with a deposit as low as *****£2,940** and monthly payments

(mortgage + rent) that can be cheaper than renting the equivalent new home.

We are expecting lots of demand for these homes which will be ready to move into from December 2019. Register your interest today and we'll be in touch to help you buy your new home.

Register your interest today

0333 733 8888
sales@ovh.org.uk

Share and rent options are for illustrative purposes only. Shares available from a minimum of 25% to a maximum of 75% initially. Further shares can be purchased up to 100%.

*Price based on a 30% share of a Stour house type with a current open market value of £196,000. Valuation subject to change.

**Homes available for qualifying purchasers. Please ask Sales Negotiator for details.

***Deposit level based on the purchase of a 30% share of a property with an open market value of £196,000, using a 5% deposit. Share purchased and deposit will depend on individual circumstances.

Your home may be repossessed if you do not keep up mortgage or rent payments

THE STOUR | PRICE LIST

Plot Number	Size	Open Market Value	30% Share	Rent per month	50% share	Rent per month	75% share	Rent per month
Plot 10 The Stour	3 bedroom semi-detached house	£196,000	£58,800	£314.42	£98,000	£224.58	£147,000	£112.29
Plot 11 The Stour	3 bedroom semi-detached house	£196,000	£58,800	£314.42	£98,000	£224.58	£147,000	£112.29

Additional charges: Service charge payable to OVH for buildings insurance approx. £50 per year. Estate charge payable to developer management company of £183 per year

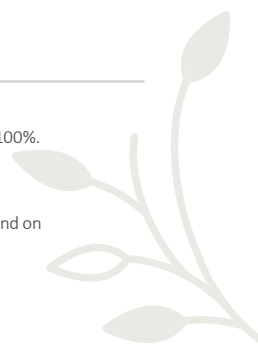
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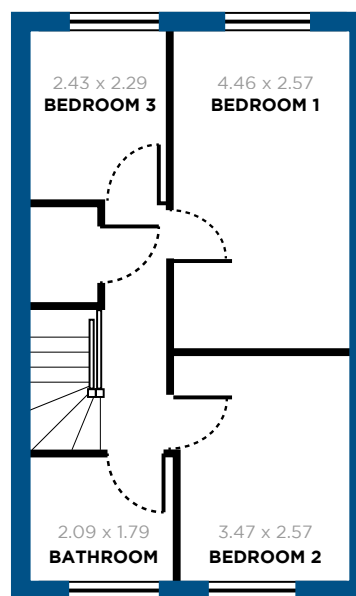
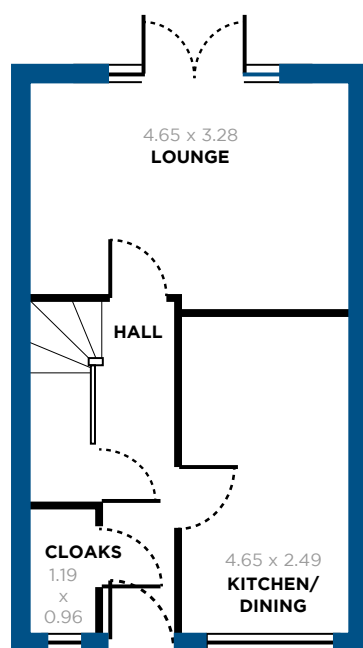
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THE STOUR | FLOOR PLAN



The Stour is a lovely three bedroom house perfect for a range of households including couples, small families or those looking to downsize to a modern easy to maintain new home.

Packed with lots of extras such as turfed gardens, fencing, integrated appliances and floorcoverings to the kitchen, bathroom and cloakroom, you can start enjoying your new home as soon as you move in.

This home is laid out over two floors; on the ground floor there is a kitchen/diner and a separate lounge, with French doors opening onto the rear garden. This floor also has a handy cloakroom and store cupboard. From the spacious hallway, stairs lead to the first floor and two double bedrooms, a single bedroom and the family bathroom.

Features

- Three bedroom semi-detached home
- 816 SQFT
- Available through Shared Ownership; buy an affordable share now with a lower deposit and mortgage and buy more when you can afford to
- No Ground Rent and Freehold transferred on 100% sale
- Open plan kitchen/dining room with separate living room
- Integrated fridge-freezer, oven, hob and cooker hood
- Parking

All photos, images and computer-generated images in these particulars are for illustrative purposes and general guidance only. They do not constitute a contract, part of contract or warranty. External finishes, street configuration and landscaping may vary from plot to plot. Please check with OVH's Sales Negotiator for further details relating to specific plots. The appliances/white goods provided are a cooker, hob and extractor hood – any other appliances indicated on these plans are to indicate space available. Measurements provided are estimated; to ensure accuracy please undertake your own measurements before ordering any flooring, fixtures, fittings or furniture.

Note: Bedroom dimensions taken into wardrobe recess. All wardrobes are subject to site specification. Please see Sales Negotiator for further details.