



Sales



3 Bedroom House

Alvaredus | Fairham Pastures | The Ashton E3-B

£110,000

Contact Us

0300 123 0918

sales@emh.co.uk





FEATURES AND BENEFITS OF USING THE PREFERRED SOLICITOR



Get fee and no hidden extras – know what you are paying and budget accordingly. Once a solicitor has acted on one sale, on a new build scheme, they will have all the answered legal enquiries on file – making any subsequent sales much quicker.

All digital and by post – no need to live in the same town as the solicitor. ID checks are carried out via an online app meaning there is no need for time off work to visit solicitors offices.

They understand our timescales – always aiming to complete by your reservation deadline where possible.

Experts in leasehold sales and specifically shared ownership – any queries from the mortgage lender can be answered quickly and efficiently.

Communication with emh – regular updates and contact to ensure any issues are resolved together, speeding up the process.

The preferred solicitors know our solicitor – a good relationship between the two parties results in the process being much smoother.

Third and tested – having acted for our buyers for many years, this has resulted in a great deal of mutual respect and trust.

We do not get a referral fee like an estate agent – we genuinely believe that using our preferred solicitor is beneficial to the buyer and emh.



IT'S TIME TO BELIEVE IN POSSIBLE.
For more information call emh on
0300 123 0918*
sales@emh.co.uk | sales.emh.co.uk

Full Description

3 bed 1 bathroom

Emh sales is pleased to offer a selection of 3 bedroom homes for sale at Alvaredus, a new development at Fairham Pastures in Nottinghamshire.

The Ashton E3-B is a 3-bedroom semi detached house and briefly comprises of: To the ground floor: There is an entrance to the lounge area, WC with wash hand basin and splash-back tiling and a fitted dining kitchen with a built-in oven, hob and cooker hood and a rear door leading to the turfed rear garden. To the first floor: There are three bedrooms, a family bathroom with a 3-piece suite and a shower over the

bath and glass shower screen. The property benefits from gas central heating, double glazing and off-road parking. The price shown is illustrative of a **40% share**. The actual share you can purchase will be determined by an affordability assessment, with shares available from **10% up to 75%**. For a full breakdown of costs, including rent payable against the unowned share and service charges, please refer to the **Key Information Document (KID1)**. **Homes are available on the New Model Shared Ownership (NMSO) which has some great new additions including:**

1. You can purchase your initial share from just 10% (subject to financial assessment - all applicants must maximise their affordability)
2. You can purchase further shares from as little as 5% each time (known as staircasing).
3. A new gradual staircasing process has been introduced allowing you to purchase an additional 1% each year for a maximum of 15 years.
4. The introduction of a new 10-year period during which emh could support you with the cost of repairs and maintenance in your new build home.
5. A lease length term of 990 years.

About the area:

Alvaredus at Fairham is part of a new £800m development in Nottinghamshire, near the village of Barton-in-Fabis. Fairham's unique location makes it one of the best located new development sites in the UK, with East Midlands Airport and the nearby East Midlands Parkway rail station for London connections within close driving proximity. The location also benefits from having the centre of Nottingham approximately 5 miles away. Nottingham is home to the famous Nottingham Trent University and University of Nottingham. Fairham will hope to create new employment opportunities as it also has plans to construct brand new amenities to the development, in the shape of a primary school, health centre and community centre.

How to apply:

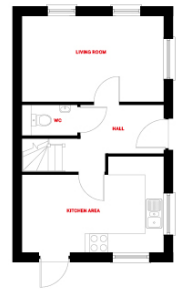
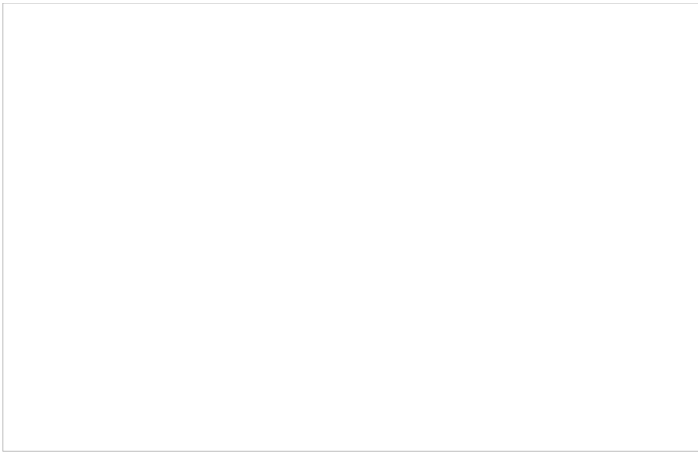
Please visit the following section of our website which will guide you through the application process for homes that have been released for sale: [Apply online](#)

Features

- 3 Bedroom semi detached house
- New Model Shared Ownership (NMSO)
- Lounge
- Fitted kitchen with upstands
- Built in oven hob and extractor hood
- Downstairs WC
- Vinyl flooring to wet areas
- Downstairs WC
- Family bathroom with shower over the bath and heated chrome towel rail
- Enclosed turfed rear gardens
- Off road parking

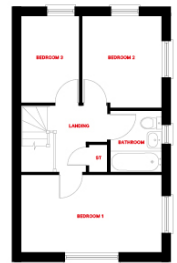
Location

Floorplans



Living Room
4.65m x 2.54m
Kitchen Area
4.65m x 3.17m max / 2.57m min

Plot 38



Bedroom 1
4.65m x 2.57m
Bedroom 2
3.04m x 2.38m
Bedroom 3
2.56m x 2.20m

Floorplans are computer generated. Whilst these plans have been prepared with all due care for the convenience of the intending purchaser, please refer to a member of the sales team for exact details of layout and specification.
CGI's are computer-generated images illustrative of each house type and for guidance only. Actual elevations for each plot number may vary - please check with a member of the sales team. All measurements should be treated as a guide only as taken from a working drawing.
Some plots will be handed over as opposed to shown on the floor plan. Your Sales & Marketing Consultant can provide details on those concerned.
(All measurements are in meters unless otherwise stated)