



Flat 2, 18 Mosaic Mews, Blandford St Mary, Dorset, DT11 9FS



A modern 2-bedroom ground floor Shared Ownership flat with allocated parking on the St Mary's Hill development. The price advertised represents purchasing a 57% share of the home

The generous entrance hall provides a space for coats and shoes, storage cupboards as well as doors to all the rooms. With an open plan kitchen/living space with dual aspect. The kitchen is fitted with a range of base and wall units with integrated oven and hob with cooker hood above. The living area boasts a bay window to front aspect. space for a dining table to give a nice flow to the room. The two double bedrooms enjoy a front aspect with plenty of space for bedroom furniture. The modern bathroom includes bath with shower over, wash hand basins and WC. The property benefits from an allocated parking space which can be found to the rear of the property.

ELIGIBILITY

Shared Ownership gives first time buyers and those that do not currently own a home the opportunity to purchase a share in a new build or resales leasehold property. The purchaser pays a mortgage on the share they own and pays rent to a housing association on the remaining share. The combined mortgage and rent is usually less than you'd expect to pay if you bought a similar property outright although this is not a guarantee.

Full Market Value: £180,000

57% Share Price: £102,600

Ground Rent £189.93 PCM

Service Charges: £165.81 PCM

Remaining Lease: 122 Years Remaining

To be eligible for shared ownership you would need to meet the following criteria:

- Your annual household income does not exceed £80,000.
- You have a deposit of at least 5% of the share value
- You do not own another property or have your name on the deeds or a mortgage for a property worldwide.
- This will be your only residence.
- You are a permanent UK resident or have indefinite right to remain.
- The property has a 106 restriction for the buyer to have a local connection.

The buyer must purchase a minimum of 57% but can purchase a higher percentage if wish.



Please note Forum Sales & Lettings and their client give notice that:

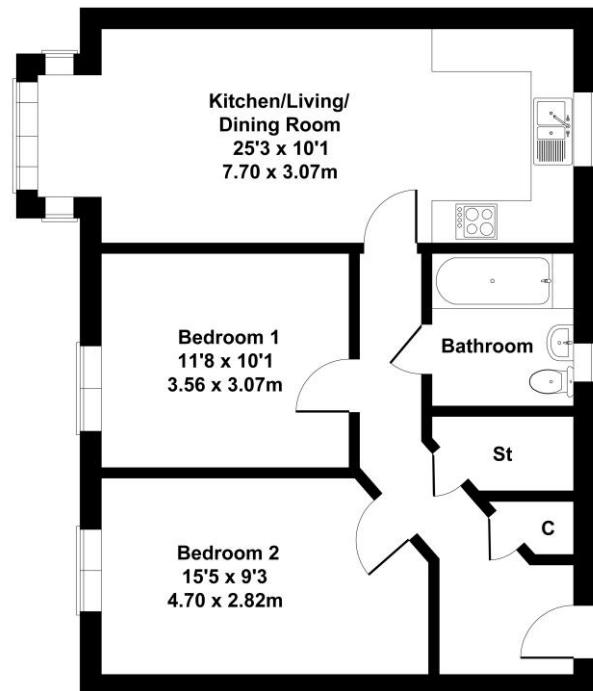
1. They have no authority to make or give any representation or warranties in relations to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, common measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary Planning, Building Regulations or other consents and Forum Sales and Lettings have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

£102,600 Leasehold

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Approximate Gross Internal Area
694 sq ft - 64 sq m



Not to Scale. Produced by The Plan Portal 2026
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EPC Rating - B

Viewing Arrangements - Strictly by appointment with Forum Sales & Lettings

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