

From mountain to sea

# Low Cost Shared Equity FOR SALE

**Flat A, 4 Castle Court, Ellon, AB41 9JY**

**2 bed ground floor flat**

**£74,113**



## Low Cost Shared Equity - Property Schedule

### Description

2 bed ground floor flat

### Price

£74,113

### Floor Space

67 m<sup>2</sup>

### Income Threshold

£29,000 or less.

### Included in Sale

Light fitting and blinds

### Factoring Charge

£103 per month – James Gibb

Repair and maintenance of common areas. Also includes building insurance.

### Parking Arrangements

1 designated space in carpark

### Council Tax Band

Band C

### Garden

No Garden

### Year Built

2016

### Heating Type

Gas combi boiler

### Eligibility Criteria

See Guidance Notes for Eligibility Criteria.

### Energy Performance Rating

Band B

### Closing Date

Return applications as soon as possible. Applications will be assessed on a first come basis.

### Disclaimer

The information in this schedule regarding the specific property has been supplied by the owner 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.

**\*Factoring fees may be subject to change and may require an initial deposit. Please discuss with your solicitor if nominated.**

---



**Living Room Area**



**Kitchen Living Area**



**Kitchen Area**



**Bathroom**



**Bedroom 1**



**Alternative View of Bedroom 1**





Bedroom 2



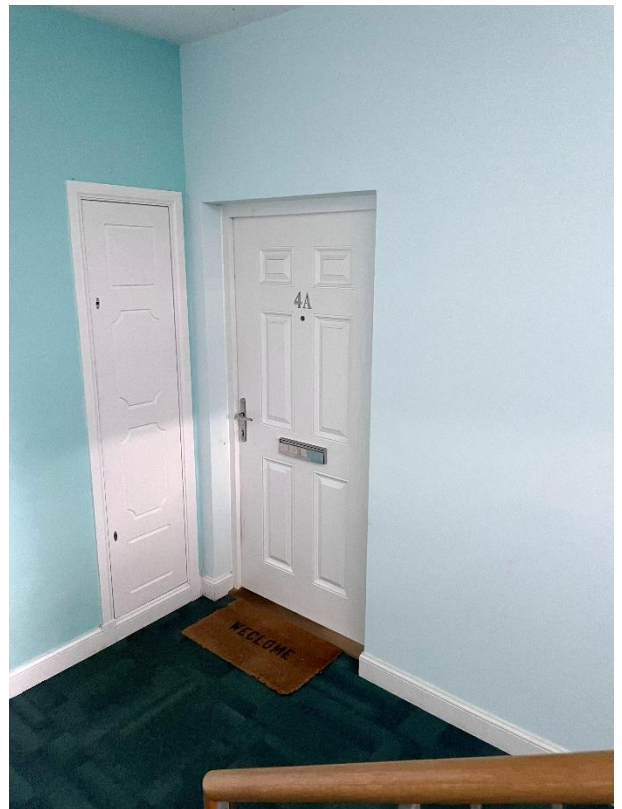
Alternative View of Bedroom 2



Hall



Front Door



## Location



Ellon is situated midway between Aberdeen and Peterhead and only 15 miles from Aberdeen Airport. It offers an excellent range of amenities including a health centre and sports and recreation facilities. The town is also home to a good range of restaurants, cafes and shops. There are three primary schools and the Ellon Academy Community Campus with sport and recreation facilities.



## Further Information

**For further information please contact:**

Development Officer - 01467 534685

[LCHO@aberdeenshire.gov.uk](mailto:LCHO@aberdeenshire.gov.uk)