



The Shire The Paddocks, Ramsey, Ramsey Harwich CO12 5EW



welcome to

The Shire The Paddocks, Ramsey, Ramsey Harwich

3% DEVELOPER DEPOSIT CONTRIBUTION AVAILABLE, UP TO £13,950* THE SHIRE - Stylish detached four/five bedroom family home offering light & spacious accommodation. Open plan kitchen/diner, separate lounge, separate family room, study, wc & utility. En-suite, garage & parking SHOW HOME AVAILABLE TO VIEW

Accommodation

Kitchen/Dining - 12' 6" x 12' 6" (3.81m x 3.81m)

Lounge - 27'4" x 13'0" (8.33m x 3.96m)

Study - 9' 4" x 10' 9" (2.84m x 3.28m)

WC

Utility Room - 6' 1" x 9' 4" (1.85m x 2.84m)

Bedroom One - 16'8" x 8.0" max (5.08m x 1.83m max)

En-Suite

Bedroom Two - 14' 6" x 9' 5" (4.42m x 2.87m)

Bedroom Three - 11' x 9' 5" (3.35m x 2.87m)

Bedroom Four - 12' 9" x 6' 9" (3.89m x 2.06m)

Bathroom

Own New

OWN NEW

Own New works behind the scenes with home builders and lenders to enable reduced rates and smaller deposit mortgages on new builds. You get a normal mortgage and own 100% of your home.

- Low interest rates**
- Buy with a 5% deposit
- Own 100% of your home
- Employed or self-employed
- Available for houses or flats

HOW IT WORKS

- 1 - Find an eligible new build home you love
- 2 - Arrange your mortgage with an approved Own New mortgage broker, such as William H Brown
- 3 - They'll help you determine if Own New's Rate Reducer or Deposit Drop is right for you
- 4 - Own 100% of your new home

RATE REDUCER

- Tackle the cost of living crisis with a reduced rate

mortgage

-It's a regular mortgage, just with lower monthly payments for the initial period. Own New's Rate Reducer makes your beautiful new home a reduced rate reality.

** The quoted interest rate is applicable for the initial term of the mortgage. Independent financial advice must be sought from a regulated mortgage broker to access this scheme

Agents Note

CGI's, images, dimensions, specifications and plans are provided for guidance purposes only, may be of previous developments or the general surrounding areas and not specific to this plot and may differ from the finished development.

*Subject to developers t's & c's - selected plots only





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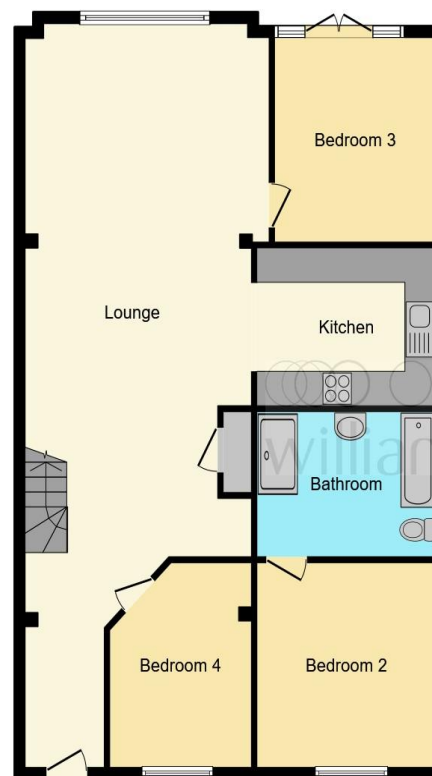


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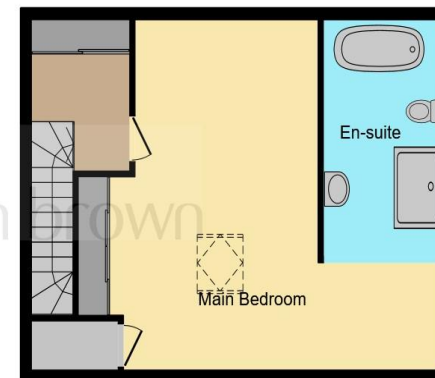
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- 3% DEVELOPER DEPOSIT CONTRIBUTION AVAILABLE UP TO £13,950*
- REDUCED RATE MORTGAGES AVAILABLE THROUGH 'OWN NEW' SCHEME
- Show home available to view
- 1733 SqFt
- Garage & Parking

Tenure: Freehold EPC Rating: A



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
HAW110776 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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