



**HomesHub**  
by Plus Dane

Kingsmoat Chester





We're your  
Homebuilder

## Kingsmoat

HomesHub by Plus Dane is thrilled to launch these brand new homes, situated in the sought-after Westminster Park area of Chester and available to buy through shared ownership.

Priced at £140,250 for a 50% share (shares from 25% to 75% are available based upon completion of the affordability and eligibility assessments set out within the scheme criteria).

So whether you're a first time buyer, a family or anyone looking to find a great home, we can work together to give you the home you've always dreamed of. Don't miss out on this fantastic opportunity to get on the property ladder!

from  
**£140,250**  
for a 50% share

These particulars are for illustration only. We operate a policy of continuous product development and individual features may vary from time to time. Specification, details and finishes may differ by house type and are indicative only, please speak to a Sales Consultant for information.

Consequently, these particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the specified matters prescribed by any order made under the Property Misdescriptions Act 1991. We cannot guarantee the marketing name will be adopted as the postal address.

Interior photographs have been taken at other developments and some images used are computer-generated images to represent the product rather than provide an accurate product guide.

We advertise all of our homes at the price for a 25% share to demonstrate their affordability. Please note that customers will undertake an affordability assessment and will be encouraged to purchase a larger share where they are reasonably able to.

Priority will be given to those potential buyers who have a connection to the local area i.e. family or work-place, as set out within the local authority agreement known as S106 and Housing Statements.



Don't miss out on this fantastic opportunity to get on the property ladder!

## Your new home

These 3 bed homes, built by award-winning developers Redrow Homes, are available to buy through shared ownership from as little as £140,250 for a 50% share and come complete with modern bathrooms and kitchens (with integrated oven and hob) and a turfed rear garden.

With Chester Business Park only a 2 minute walk away, the picturesque Chester City Centre within easy reach, and a whole host of local attractions and amenities on your doorstep; you'll be perfectly located for work, rest and play.

Situated on Wrexham Road, your public transport links in and out of the city centre couldn't be any more convenient, and you're also well positioned for easy access to the M53, M56, A41 and the North Wales Expressway.



## Kingsmoat

Wrexham Road, Chester,  
Cheshire, CH4 7QL

## Features

- High Specification
- Modern family kitchen and bathrooms
- Turfed rear garden
- Great transport links
- Close to Chester City Centre

# Life in Cheshire

## Amenities

When you're looking to let your hair down, Chester Racecourse is only a short walk away, as are an abundance of pubs, quality restaurants, theatres and museums.

If shopping is your thing there are several retail parks only a short drive away, and with Chester Zoo, the Blue Planet Aquarium and the stunning Grosvenor Park, there's plenty of places to spend a family day out. It really is a location that offers something for everyone.

## Leisure

For those who like to do their relaxing on the golf course, Westminster Park Municipal Course is a short walk away, or if you're looking to join a club then Chester Golf Club is less than a ten minute drive away, and there are plenty of others a little bit further afield.

If history is more your cup of tea then taking a tour around the walls of Chester City while learning all about the city's ties to the Roman Empire is a great way to unwind. Likewise, if you like a walk with plenty of scenery then taking a wander along the River Dee and into Grosvenor Park is time well spent.





## About Shared Ownership

If you're in a position to buy a home but can't quite make your finances stretch to cover 100% of the purchase price, don't worry - you're not alone!

At HomesHub by Plus Dane, we believe that home ownership should be open to everyone, no matter your individual circumstances. That's why we love Shared Ownership! This scheme has been designed for those who can't afford the full cost of their home upfront, giving you the opportunity to spread the cost to suit your budget.

### How does it work?

Shared Ownership is designed to be a cross between renting and buying. You can get a smaller mortgage to cover what you can afford (anywhere between 25-75% of the value of your home), and then pay a reduced rental fee on the part you don't own. You then have the option to purchase a larger share in your home in the future as and when you can afford to, this is called staircasing.

### What are the benefits of using Shared Ownership?

Buying your home through Shared Ownership means you need a smaller deposit and a smaller mortgage. It's also flexible - you can buy more shares in your home as and when you can afford to and eventually own 100%, at which point you will pay no rent at all.

### Am I eligible for Shared Ownership?

To be eligible for Shared Ownership:

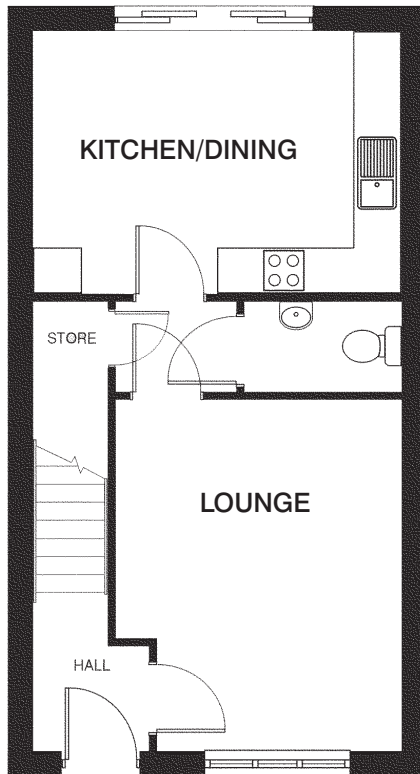
- Your household must earn less than £80,000 a year
- You must be a first-time buyer or have sold/have a firm offer on your current home
- Your income is sufficient to cover the mortgage, rent and service charges

If you're looking to take your first step onto the property ladder or just looking for a great home in a brilliant location then we'd love to help you out. Simply email us at [Sales@HomesHub.co.uk](mailto:Sales@HomesHub.co.uk) visit [www.plusdane.co.uk](http://www.plusdane.co.uk) and register your interest using one of our online forms, or call us on **0800 917 1066**.

**These homes won't be on the market long so don't delay, get in touch with us today.**

# Kingsmoat Cheshire

## The Dart 3 bedroom homes

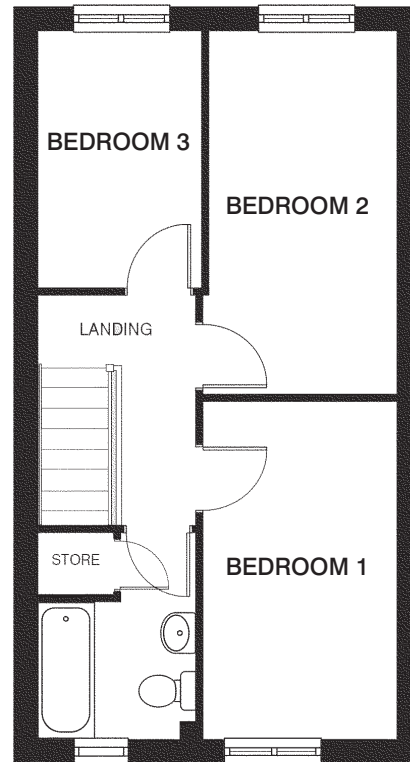


### Ground Floor

**KITCHEN/DINING** 4.58m x 3.30m\*

**LOUNGE** 3.56m\* x 4.41m\*

**STORE** 1.95m x 1.14m\*



### First Floor

**BEDROOM 1** 2.47m x 4.28m

**BEDROOM 2** 2.40m\* x 4.66m\*

**BEDROOM 3** 2.10m x 3.30m

**BATHROOM** 2.02m x 1.71m

\*Please note the images shown are for illustrative purposes only, and no information contained within this document will form any part of a contract. All measurements given are approximate.

The detailed plans and specification of each property are available at our Sales Office during opening hours, and prospective purchasers must check the details of their particular plot prior to making a reservation.

For more information, call:  
0800 917 1066  
sales@homeshub.co.uk

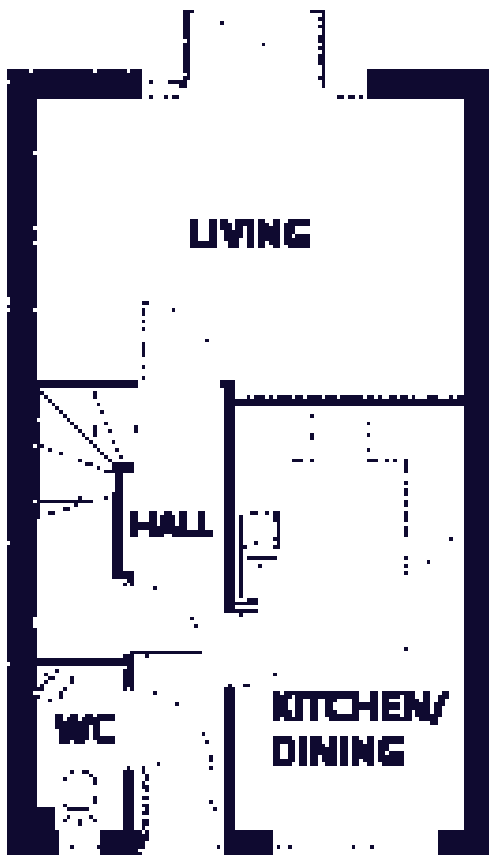
[www.plusdane.co.uk](http://www.plusdane.co.uk)

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# The Dart Cheshire

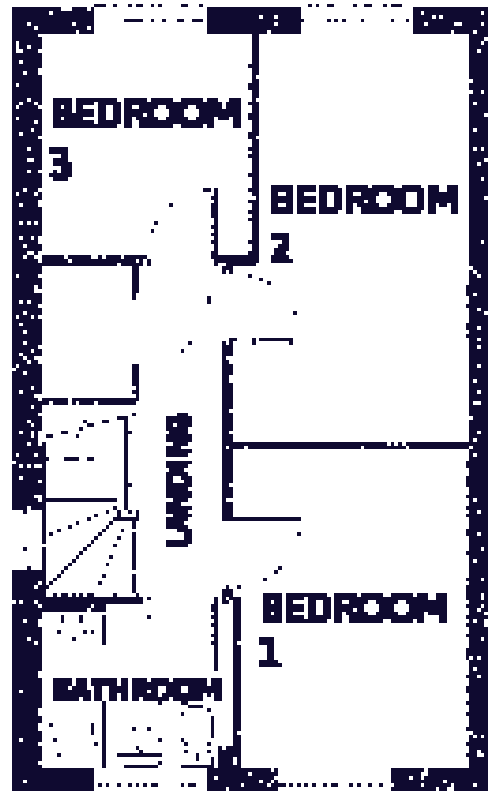
## The Dart 3 bedroom homes



### Ground Floor

**LIVING** 4.65m x 3.28m\*

**KITCHEN/DINING** 4.65m x 2.49m\*



### First Floor

**BEDROOM 1** 3.47m x 2.57m\*

**BEDROOM 2** 4.46m x 2.57m\*

**BEDROOM 3** 2.43m x 2.29m\*

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