

## £135,000 Shared Ownership

Blue Bell Court, Sovereign Way, Tonbridge, Kent, TN9 1FU



- Guideline Minimum Deposit £13,500
- Second Floor (building has a lift)
- Balcony from Reception
- Communal Heating/Hot Water
- Guideline Income Dual £32.5k | Single £37.7k
- Approx. 746 Sqft Gross Internal Area
- High Performance Glazing
- Short Walk from Tonbridge Station

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 50% share. Full market value £270,000). A very smartly presented apartment on the second floor of this modern development. The large reception room has windows on two sides along with a good-sized balcony. The sleek kitchen is open-plan, there is a spacious main bedroom plus a second, smaller, double bedroom. Both bedrooms include a fitted wardrobe and useful additional storage space has been provided in the entrance hallway. Well insulated walls, high performance glazing and a communal heating and hot water system have resulted in very good energy-efficiency and environmental-impact ratings. Blue Bell Court is in an exceptionally convenient location with a Waitrose opposite and a wide range of other shops and amenities on or around the nearby High Street. Tonbridge Railway Station is only a short walk away.

**Tenure:** Leasehold (125 years less 3 days from 01/01/2014).

**Minimum Share:** 50% (£135,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £323.50 per month (subject to annual review).

**Service Charge:** £129.46 per month (subject to annual review).

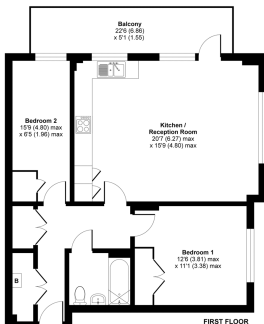
**Guideline Minimum Income:** Dual - £32,500 | Single - £37,700 (based on minimum share and 10% deposit)

**Council Tax:** Band C, Tonbridge & Malling. Priority is given to applicants living and/or working in this local authority.

This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone. Pets not permitted (except assistance animals). There is no parking space offered with this property. Permits are available to park in the local area.

**Blue Bell Court, Sovereign Way, Tonbridge, TN9**

Approximate Area = 740 sq ft / 69.3 sq m  
For identification only - Not to scale



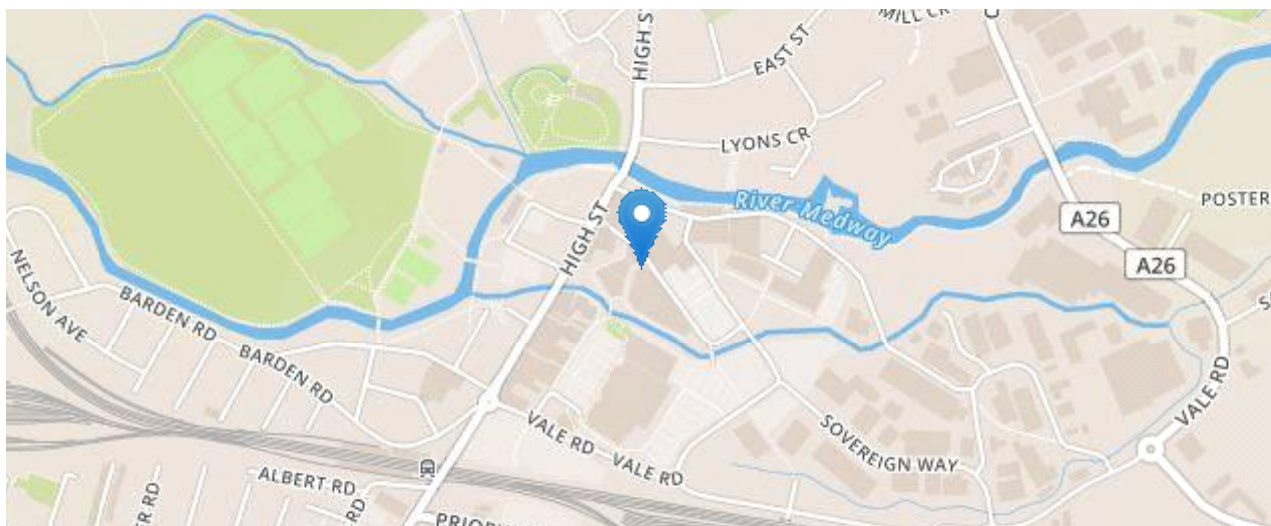
**DIMENSIONS**

- RECEPTION**  
20' 7" max. x 15' 9" max. (6.27m x 4.80m)
- KITCHEN**  
included in reception measurement
- BEDROOM 1**  
12' 6" max. x 11' 1" max. (3.81m x 3.38m)
- BEDROOM 2**  
15' 9" max. x 6' 5" max. (4.80m x 1.96m)
- BATHROOM**

Plan also produced in accordance with BS27982 Property Measurement Standards (PAS2 Residential) - © Urbanmoves 2020  
Prepared by Urbanmoves - 0207-632079

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 to 100) <b>A</b>	
(81 to 91) <b>B</b>	86
(69 to 80) <b>C</b>	86
(55 to 68) <b>D</b>	
(39 to 54) <b>E</b>	
(21 to 38) <b>F</b>	
(1 to 20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England, Wales & N.Ireland	
EU Directive 2002/91/EC	

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 to 100) <b>A</b>	
(81 to 91) <b>B</b>	82
(69 to 80) <b>C</b>	82
(55 to 68) <b>D</b>	
(39 to 54) <b>E</b>	
(21 to 38) <b>F</b>	
(1 to 20) <b>G</b>	
Not energy efficient - higher running costs	
England, Wales & N.Ireland	
EU Directive 2002/91/EC	



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.