

£155,000 Shared Ownership

Wicketts End, Whitstable, Kent, CT5 1WD



- Guideline Minimum Deposit £15,500
- Top Floor (second - building has a lift)
- Semi-Open-Plan Reception/Kitchen
- Parking Space
- Guideline Income Dual £33.7k | Single £38.7k
- Approx. 689 Sqft Gross Internal Area
- Double Glazing and Gas Central Heating
- Short Walk from High Street/Train Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents the fixed equity 75% share. Theoretical full market value £220,000). This two-bedroom flat is on the second floor (top floor- building has a lift) and features a reception room with Juliette balcony and a semi-open-plan kitchen. One of the bedrooms is dual-aspect with an additional Juliette balcony and the second bedroom is a similarly good-sized double. Modern insulation standards, double glazing and gas central heating make for good energy-efficiency and environmental-impact ratings. Wicketts End is a private, gated road with parking, including a space for this flat. Whitstable High Street is only a short walk away as is Whitstable Railway Station which provides services to Faversham, Ramsgate, Folkstone West and London Victoria/St.Pancras.

Tenure: Leasehold (125 years less 3 days from 01/01/2006)

Fixed Equity Share: 75% (£155,000). No further 'Staircasing' permitted on this property.

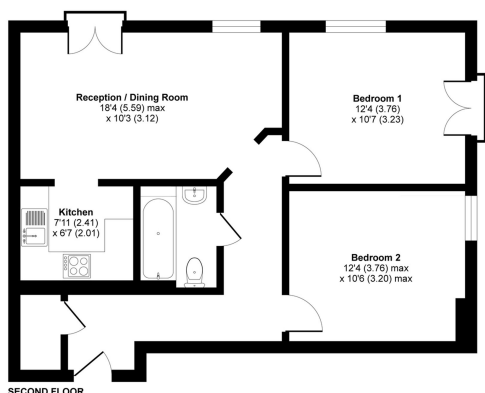
Shared Ownership Rent: £134.16 per month. (Subject to annual review)

Service Charge: £194.15 per month. (Subject to annual review)

Guideline Minimum Income: Dual £33,700 Single £38,700 (based on minimum share and 10% deposit)

Council Tax: Band C, Canterbury. 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).



DIMENSIONS

- RECEPTION/DINING ROOM
18' 4" max. x 10' 3" (5.59m x 3.12m)
- KITCHEN
7' 11" x 6' 7" (2.41m x 2.01m)
- BEDROOM 1
12' 4" x 10' 7" (3.76m x 3.23m)
- BEDROOM 2
12' 4" x 10' 6" (3.76m x 3.20m)
- BATHROOM

Environmental Impact (CO₂) Rating

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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C	78	78
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
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.