

£159,000 Shared Ownership

Lock Court, 1 Essex Wharf, London, E5 9HP



- Guideline Minimum Deposit £15,900
- Sixth Floor (building has a lift)
- High Performance Glazing
- South East Facing Balcony
- Guideline Income Dual £60.5K | Single £68.3K
- Approx. 750 Sqft Gross Internal Area
- Communal Heating and Hot Water
- Short Walk to Clapton/Lea Bridge Stations

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 30% share. Full market value £530,000). A bright, sixth-floor apartment that features a 25' reception room with a large, sliding door that leads out to a south-east-facing balcony. The kitchen is open-plan with sleek, handle-less units and integrated appliances. There are two generously-sized bedrooms, one of which includes a fitted, mirror-fronted wardrobe. A storage/utility cupboard has been provided in the entrance hallway and the energy-efficiency rating is very good, thanks to modern insulation standards, high performance glazing and a communal heating/hot water system. Lock Court is very close to Lee Valley Park and only a short walk from both Lea Bridge and Clapton Stations. Nearby Southwold Primary School is Ofsted-rated 'Outstanding'.

Housing Association: A2Dominion.

Tenure: Leasehold (125 years from 2015).

Minimum Share: 30% (£159,000). The housing association will expect that you will purchase the largest share affordable.

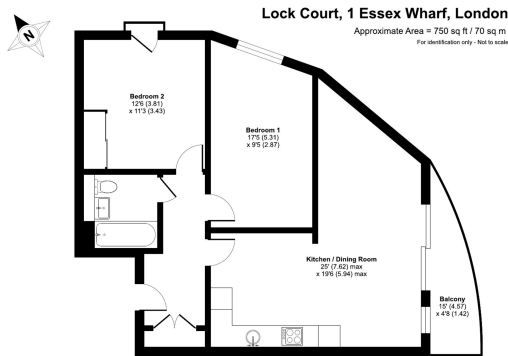
Shared Ownership Rent: £820.87 per month (subject to annual review).

Service Charge: £199.53 per month, including sinking fund (subject to annual review).

Guideline Minimum Income: Dual - £60,500 | Single - £68,250 (based on minimum share and 10% deposit).

Council Tax: Band D, London Borough of Waltham Forest. 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.



DIMENSIONS

RECEPTION

25' max. x 19' 6" max. (7.62m x 5.94m)

BALCONY

15' x 4' 8" (4.57m x 1.42m)

KITCHEN

included in reception measurement

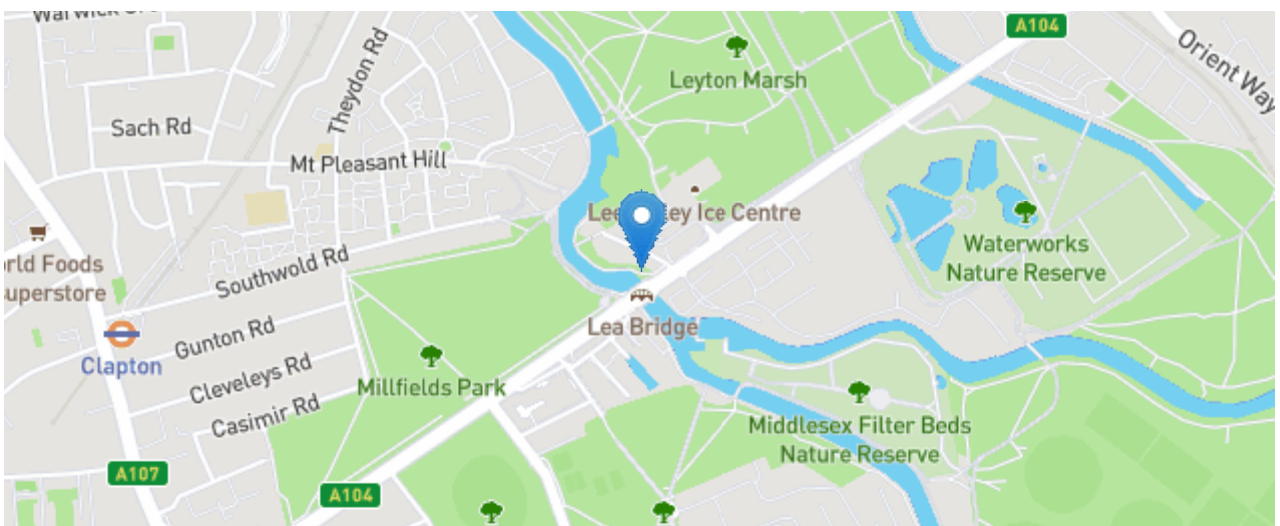
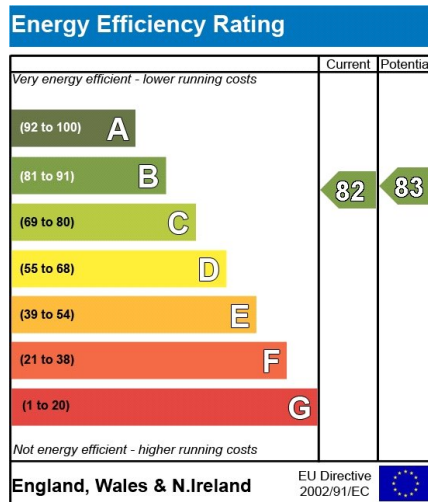
BEDROOM 1

17' 5" x 9' 5" (5.31m x 2.87m)

BEDROOM 2

12' 6" x 11' 3" (3.81m x 3.43m)

BATHROOM



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.