

£189,750 Shared Ownership

Blueberry Court, Holmeoak Avenue, Rainham, Greater London RM13 8JG



- Guideline Minimum Deposit £18,975
- Fourth Floor with Balcony
- Open Plan Kitchen/Reception Room
- Communal Heating and Hot Water
- Guideline Income £50.6k (dual) | £58k (single)
- Approx. 786 Sqft Gross Internal Area
- High Performance Glazing
- Secure Parking Space

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 55% share. Full market value £345,000). This smartly-presented apartment is on the fourth floor (building has a lift) of a recently-constructed development. The property has a 26' reception room with an open-plan kitchen area featuring attractive, walnut-style units. A glazed door leads from the reception out onto a large, south-facing balcony. There is a spacious main bedroom with built-in wardrobe plus a second comfortable double bedroom, a simple, modern, naturally-lit bathroom and useful hallway storage. Well insulated walls, high performance glazing and a communal heating/hot water system have resulted in a very good energy-efficiency rating. The apartment comes with use of an underground parking space and the A13 offers a direct route into central London or out to the M25. Rainham town centre and railway station can also be easily reached by bus or bike and nearby Beam Parklands Country Park provides many acres of outside space to explore.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 2020).

Minimum Share: 55% (£189,750). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £367.19 per month (subject to annual review).

Service Charge: £113.79 per month (subject to annual review).

Guideline Minimum Income: Dual - £50,600 | Single - £58,000 (based on minimum share and 10% deposit).

Council Tax: Band C, London Borough of Havering. 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

FOURTH FLOOR

Entrance Hallway

Reception

26' 0" max. x 12' 10" max. (7.92m x 3.91m)

Balcony

27' 3" x 5' 1" (8.31m x 1.55m)

Kitchen

included in reception measurement

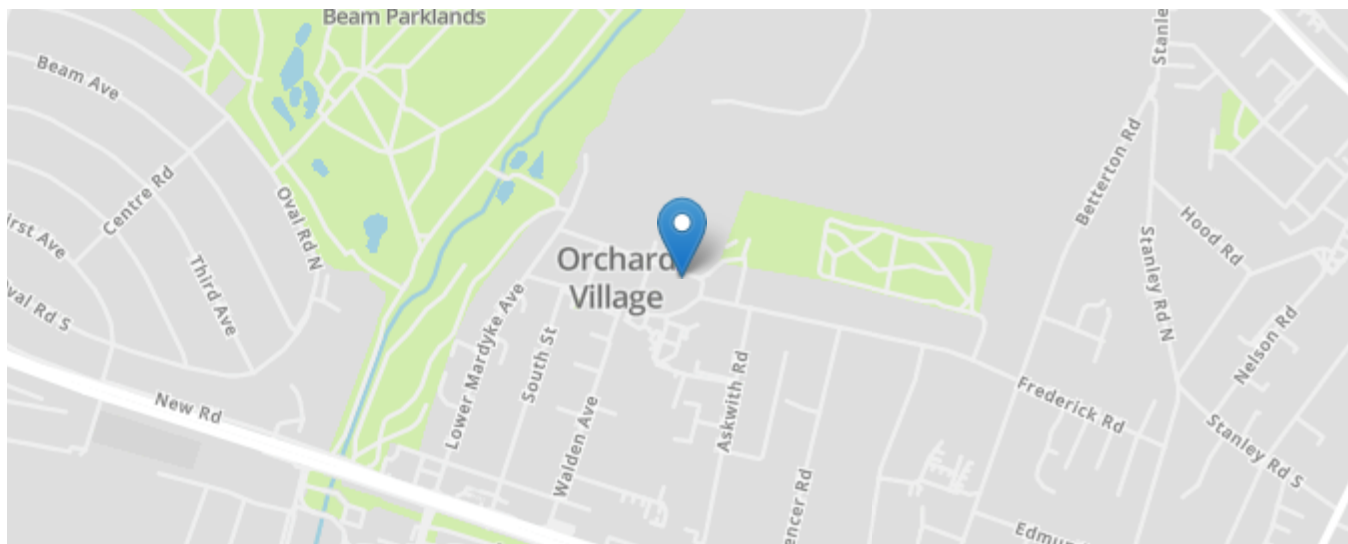
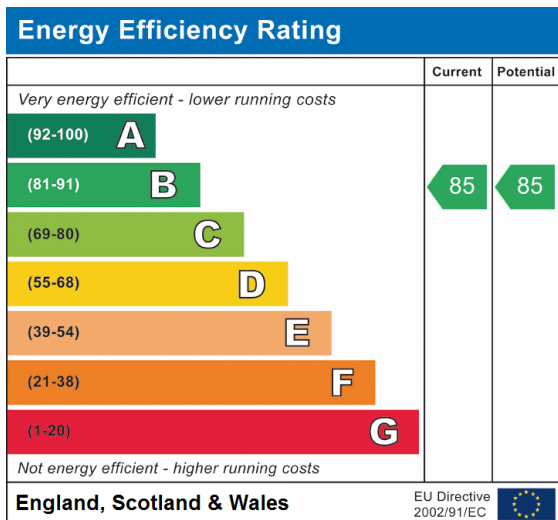
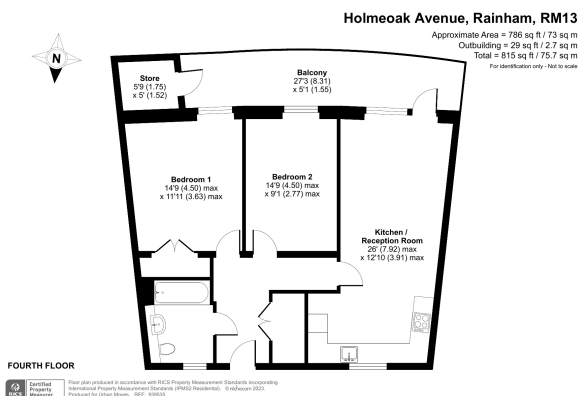
Bedroom 1

14' 9" max. x 11' 11" max. (4.50m x 3.63m)

Bedroom 2

14' 9" max. x 9' 1" max. (4.50m x 2.77m)

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.