

## £160,000 Shared Ownership



- Guideline Minimum Deposit £16,000
- First Floor
- Dual Aspect Kitchen/Reception Room
- Parking Space

- Guide Minimum Income £47.4k (Dual) £54.3k (Single)
- Approx. 861 Sqft Gross Internal Area
- Bathroom plus En-Suite Shower Room
- Shops and Other Amenities Close By

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 50% share. Full market value £320,000). An attractively-presented, first-floor flat which has a spacious, dual-aspect reception room with wood flooring and stylish, open-plan kitchen featuring handle-less units and integrated appliances. One of the bedrooms also benefits from windows on two sides while the other includes a fitted wardrobe and high-spec, en-suite shower room. There is a sleek bathroom and a large storage/utility cupboard in the naturally-lit hallway. Burbank Lodge is a recently constructed development and the well insulated walls and high performance glazing make for a good energy-efficiency rating. The location is right in the heart of town, opposite Southborough Library and just off the high street. The property comes with use of a parking space and is also within walking distance, or brief bike ride, of High Brooms Station, for rail services between Hastings and London Charing Cross.

**Housing Association:** heylo.

**Tenure:** Leasehold (125 years from 2020).

**Minimum Share:** 50% (£160,000).

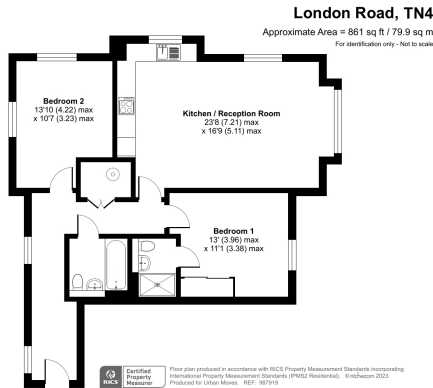
**Shared Ownership Rent:** £452.91 per month (subject to annual review).

**Service Charge + Management Fee:** £121.69 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £47,400 | Single - £54,300 (based on minimum share and 10% deposit).

**Council Tax:** Band D, Tunbridge Wells Borough Council. 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).



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	72
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

## DIMENSIONS

### FIRST FLOOR

#### Entrance Hallway

#### Reception

23' 8" max. x 16' 9" max. (7.21m x 5.11m)

#### Kitchen

included in reception measurement

#### Bedroom 1

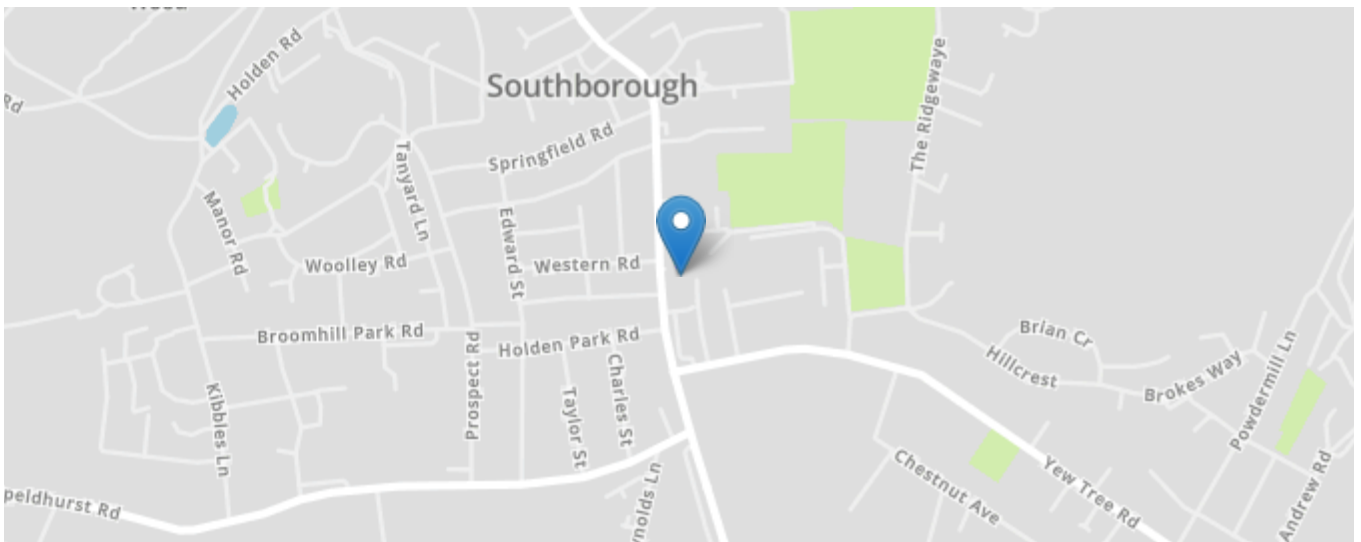
13' 0" max. x 11' 1" max. (3.96m x 3.38m)

#### En-Suite Shower Room

#### Bedroom 2

13' 10" max. x 10' 7" max. (4.22m x 3.23m)

#### 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.