

£146,250 Shared Ownership

Charles Court, 382 Northdown Road, Margate, Kent CT9 3FH



- Guideline Minimum Deposit £14,625
- Second Floor (building has a lift)
- Long Lease
- Open Plan Kitchen/Reception Room
- Guide Minimum Income £29.6k (Dual) £35.9k (Single)
- Approx. 580 Sqft Gross Internal Area
- Balcony
- Town Centre/Station Within Easy Reach

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 75% share. Full market value £195,000). This spacious apartment is part of a recently-constructed development and appears in excellent condition throughout. The property is on the second floor (building has a lift) and has a reception room with open-plan kitchen featuring sleek, dove-grey units and integrated appliances. The bedroom is almost twenty-feet long with a sliding door that leads out onto the balcony. There is a large bathroom with bianco carrara style wall tiles and modern, high-spec fittings. Useful, built-in storage has been provided in the entrance hallway and the energy-efficiency rating is very good, thanks to well insulated walls, high performance glazing and a gas combi-boiler for heating/hot water. The apartment benefits from a secure video intercom system, a visitors car park and there is on-street parking locally. Charles Court is located just minutes from a supermarket plus a variety of other shops along Northdown Road. Margate town centre, beach and railway station can all be easily reached via bus or by bike.

Housing Association: Heylo. Heylo Housing requires that all applicants must have permanent rights to reside in the UK.

Tenure: Leasehold (250 years from 2020).

Share Available: 75% (£146,250).

Shared Ownership Rent: £116.68 per month (subject to annual review).

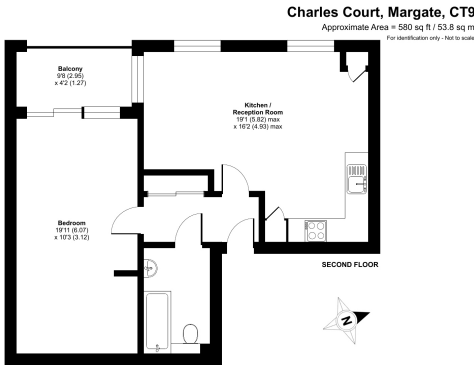
Service Charge: £91.01 per month (subject to annual review).

Guideline Minimum Income: Dual - £29,600 | Single - £35,900 (based on minimum share and 10% deposit).

Council Tax: Band B, Thanet District 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)

DIMENSIONS



Approved Property
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) (November 2022).
Produced by Urban Moves, SEP 10/2023

SECOND FLOOR

Entrance Hallway

Reception

19' 1" max. x 16' 2" max. (5.82m x 4.93m)

Kitchen

included in reception measurement

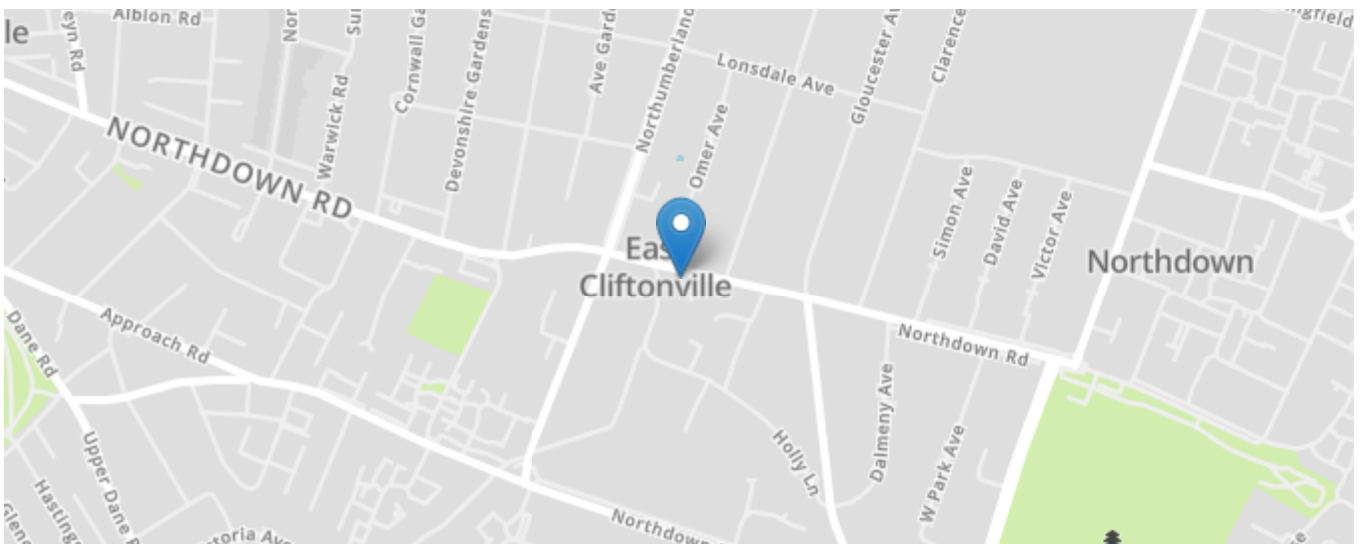
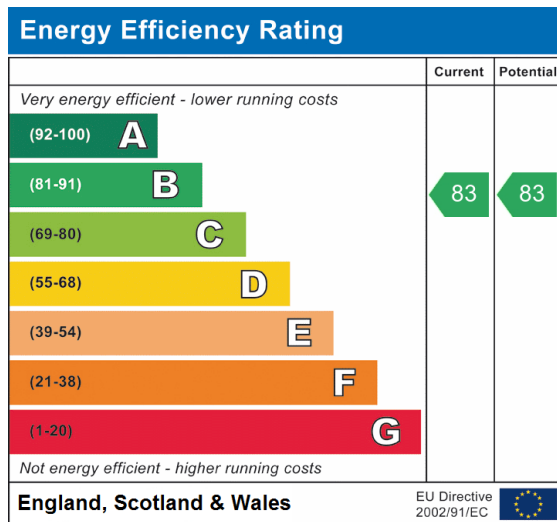
Bathroom

Bedroom

19' 11" x 10' 3" (6.07m x 3.12m)

Balcony

9' 8" x 4' 2" (2.95m x 1.27m)



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.