

£117,500 Shared Ownership

Lark Lane, Harlow, Essex CM17 0GU



- Guideline Minimum Deposit £11,750
- Second (Top) Floor
- High Performance Glazing
- Parking Space
- Guide Min Income - Dual £30.4k Single £36.7k
- Approx. 447 Sqft Gross Internal Area
- Gas Central Heating
- Communal Cycle Store

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 50% share. Full market value £235,000). This smartly-presented flat is on the top floor of a recently-constructed building and has a twenty-one-foot, dual-aspect reception with open-plan kitchen area featuring sleek, grey units and integrated appliances. There is a good-sized bedroom, a simple, modern bathroom and a pair of built-in storage/utility cupboards in the entrance hallway. Well insulated walls and roof, high performance glazing and gas central heating all contribute towards a very good energy-efficiency rating. The property comes with use of a parking space in the courtyard to the rear of the block and is part of the Gilden Park development which is conveniently located - the nearby A1025 now providing easy access to the M11. The shopping centres, cinema, leisure centre and other amenities of Harlow town centre are only a brief drive away and can also be reached by bike or via local bus.

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

Tenure: Leasehold (125 years from 2020).

Minimum Share: 50% (£117,500).

Shared Ownership Rent: £287.35 per month (subject to annual review).

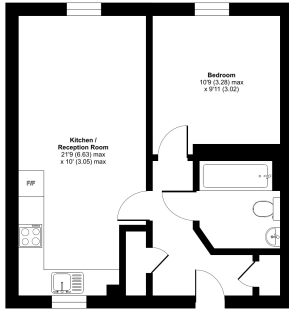
Service Charge: £107.69 per month (subject to annual review and includes £50 per year parking charge).

Guideline Minimum Income: Dual - £30,400 - £36,700 (based on minimum share and 10% deposit).

Council Tax: Band B, Harlow 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).

Lark Lane, Harlow, CM17
Approximate Area = 447 sq ft / 41.5 sq m
For identification only - Not to scale



THIRD FLOOR
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Requirements. © Urbanmoves 2024. Produced for Urban Moves. REF: 1076293

DIMENSIONS

SECOND FLOOR

Entrance Hallway

Reception

21' 9" max. x 10' 0" max. (6.63m x 3.05m)


Kitchen

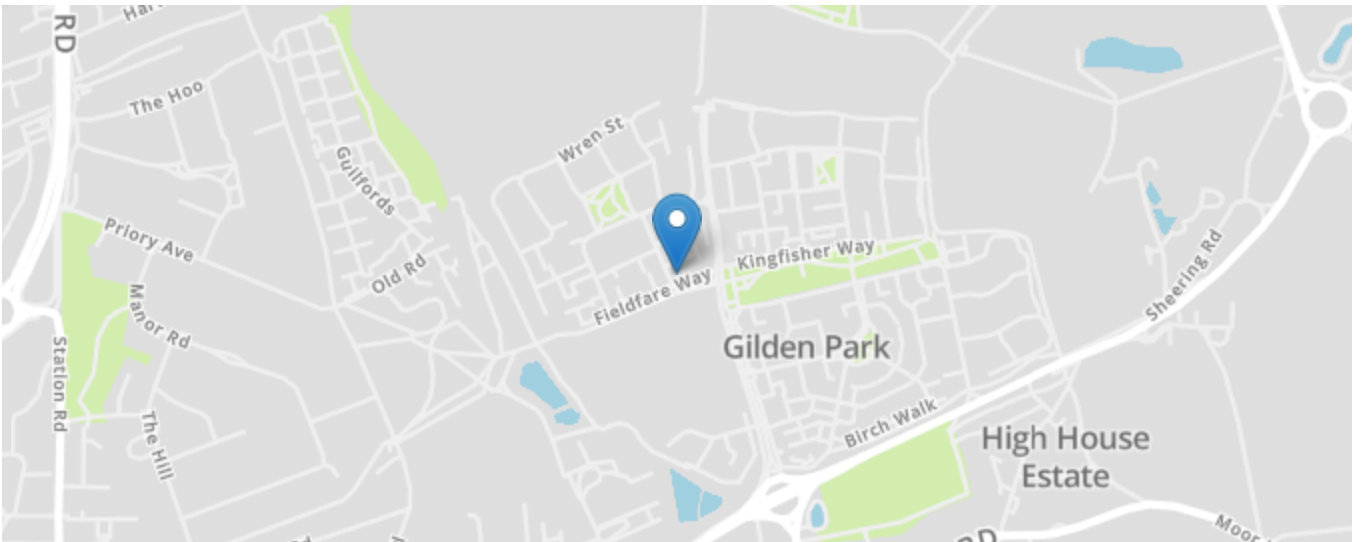
included in reception measurement

Bedroom

10' 9" max. x 9' 11" (3.28m x 3.02m)

Bathroom

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	82	82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		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.