

## £115,000 Shared Ownership

Lark Lane, Harlow, Essex CM17 0GU



- Guideline Minimum Deposit £11,500
- Ground Floor
- Open Plan Kitchen/Reception Room
- Gas Central Heating
- Guide Min Income - Dual £32.3k Single £38.5k
- Approx. 440 Sqft Gross Internal Area
- High Performance Glazing
- Parking Space + Cycle Store

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 50% share. Full market value £230,000). A ground-floor flat which forms part of the Gilden Park development. Internal features include an approximately twenty-two-foot main room with windows at either end and an open-plan kitchen area. The bedroom is a comfortable size, the bathroom smart and modern and a pair of built-in storage/utility cupboards have been provided in the entrance hallway. Well insulated walls and floor, high performance glazing and gas central heating make for a very good energy-efficiency rating. The property comes with use of a parking space and the nearby, recently-opened A1025 allows 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 a permanent right to reside in the UK.

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

**Minimum Share:** 50% (£115,000).

**Shared Ownership Rent:** £282.09 per month (subject to annual review).

**Service Charge:** £173.90 per month (subject to annual review).

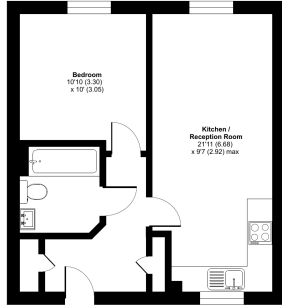
**Guideline Minimum Income:** Dual - £32,300 | Single - £38,500 (based on minimum share and 10% deposit).

**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 = 440 sq ft / 40.9 sq m  
For identification only - Not to scale



GROUND FLOOR

Plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) (November 2018). Produced by Urban Moves. REF: 103003

## DIMENSIONS

### GROUND FLOOR

#### Entrance Hallway

#### Reception

21' 11" x 9' 7" max. (6.68m x 2.92m)

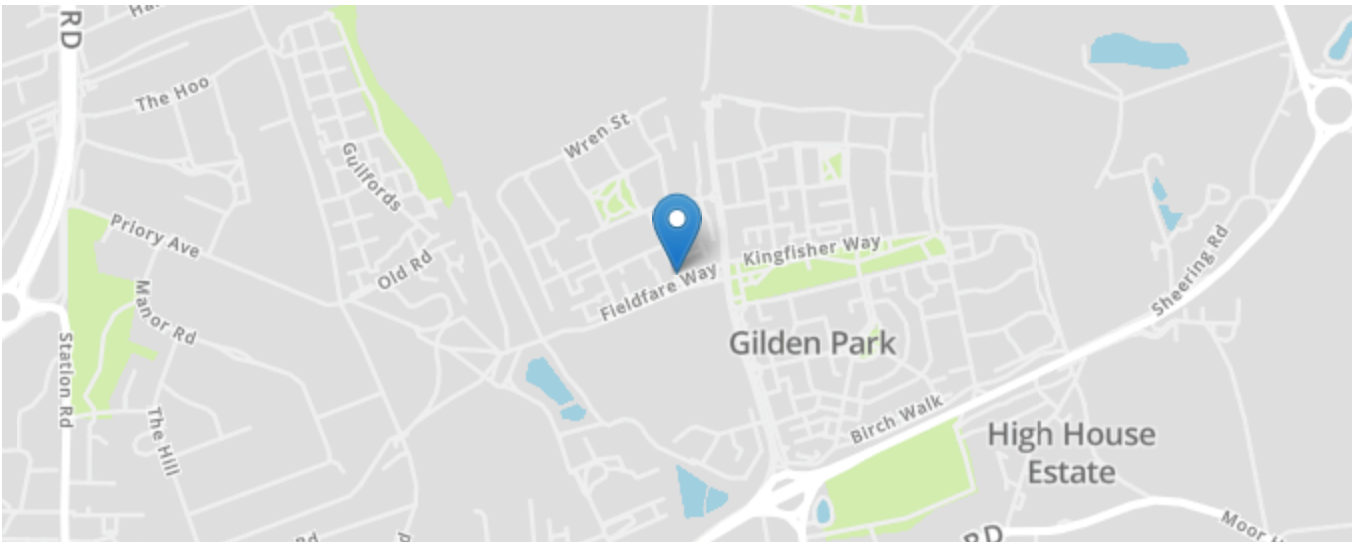
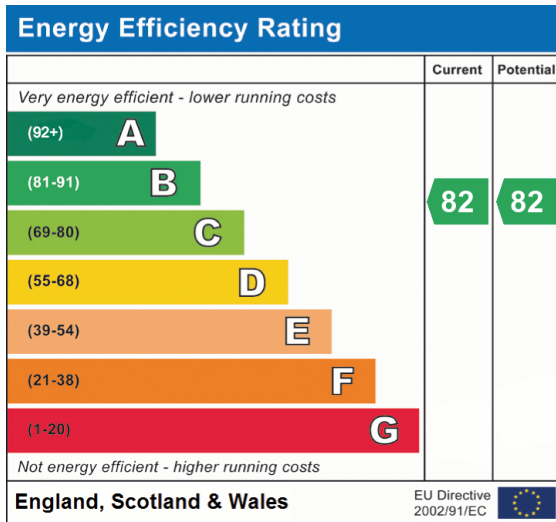
#### Kitchen

included in reception measurement

#### Bedroom

10' 10" x 10' 0" (3.30m x 3.05m)

#### 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.