

£160,000 Shared Ownership

Copper House, 35 Avebury Avenue, Tonbridge, Kent TN9 1TL



- Guideline Minimum Deposit £16,000
- Ground Floor with Balcony
- High Performance Glazing
- Parking Space
- Guide Min Income - Dual £46.7k Single £53.4k
- Approx. 773 Sqft Gross Internal Area
- Open Plan Kitchen/Reception Room
- Minutes from Tonbridge Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 50% share. Full market value £320,000). An attractive, ground-floor apartment featuring a spacious reception room with herringbone flooring, open-plan kitchen and a south-facing balcony. Both the main bedroom and second bedroom are generously-sized doubles and the hallway provides built-in storage space as well as access to the stylish bathroom. The energy-efficiency rating is very good, thanks to well insulated walls and floor, gas central heating and high performance glazing. Copper House is close to the centre of town, the eastern end of Avebury Avenue connecting with the main high street. There are several schools Ofsted-rated either 'Good' or 'Outstanding' in the local area. Tonbridge Railway Station, for services to a number of destinations including in to London Bridge/Waterloo East/Charing Cross, is just a few minutes walk away and the apartment also benefits from use of a parking space.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 2018).

Minimum Share: 50% (£160,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £438.08 per month (this figure is from April 2024 and subject to annual review).

Service Charge: £118.39 per month (this figure is from April 2024 and subject to annual review).

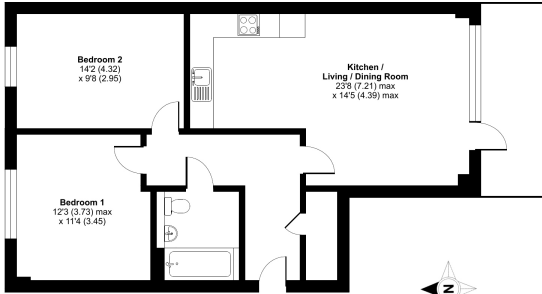
Guideline Minimum Income: Dual - £46,700 | Single - £53,400 (based on minimum share and 10% deposit).

Council Tax: Band C, Tonbridge & Malling 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).

Avebury Avenue, Tonbridge, TN9

Approximate Area = 773 sq ft / 71.8 sq m
For identification only - Not to scale



GROUND FLOOR

Certified Property Measurement Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) (Residential) - 1st Edition 2018. Produced by Urban Moves. REF: 1093095

DIMENSIONS

GROUND FLOOR

Entrance Hallway

Reception

23' 8" max. x 14' 5" max. (7.21m x 4.39m)

Kitchen

included in reception measurement

Bedroom 1

12' 3" max. x 11' 4" (3.73m x 3.45m)

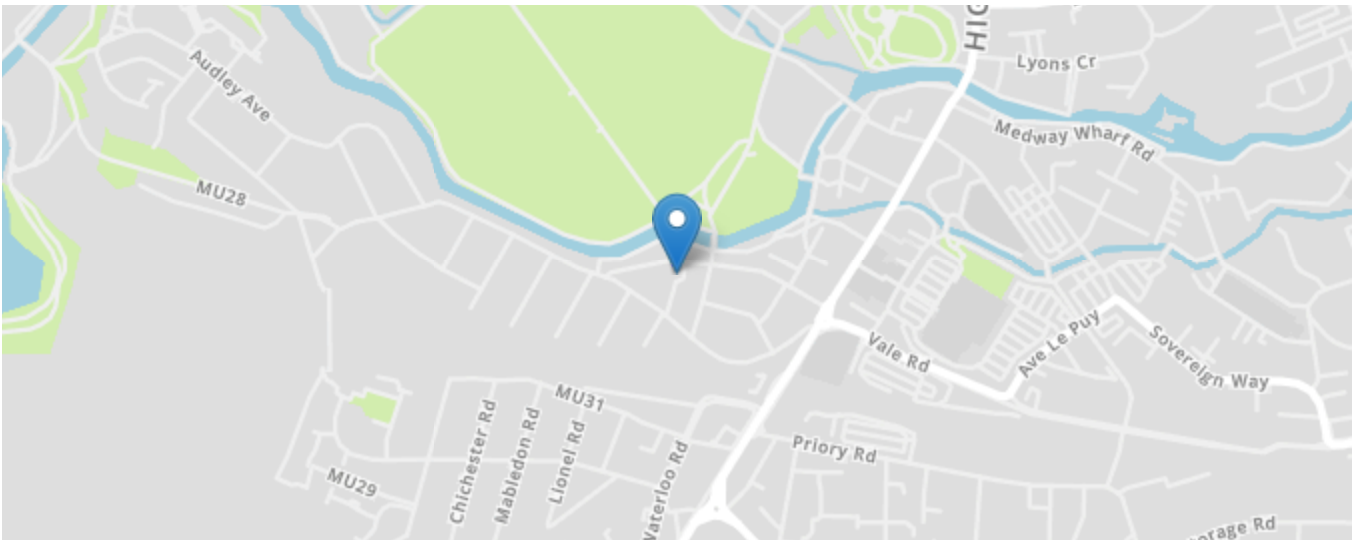
Bedroom 2

14' 2" x 9' 8" (4.32m x 2.95m)

Bathroom

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(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.