

£108,000 Shared Ownership

Nottingham Drive, Kings Hill, West Malling, Kent ME19 4UD



- Guideline Minimum Deposit £10,800
- First Floor with Juliette Balcony
- High Performance Glazing
- Parking Space
- Guide Min Income - Dual £36.1k Single £39.1k
- Approx. 684 Sqft Gross Internal Area
- Dual Aspect Reception Room
- Very Long Lease

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £270,000). A two-bedroom flat on the first floor of a recently-constructed block. The property has a dual-aspect reception/dining room with Juliette balcony and a spacious, open-plan kitchen. The main bedroom includes a fitted, mirror-fronted wardrobe, the second bedroom is a comfortable double, there is a large storage/utility cupboard in the entrance hall and a simple yet stylish bathroom. Well insulated walls, high performance glazing and a modern gas central heating system have resulted in a very good energy-efficiency rating. Kings Hill is a relatively new village, built on a former RAF airfield in semi-rural Kent. Amenities include three primary schools (Ofsted-rated 'Good', 'Good' and 'Outstanding'), a nursery, doctors surgery, supermarkets, a Little Waitrose and a variety of places to eat and drink all within walking distance. The flat comes with use of a parking space or, alternatively, West Malling Railway Station can be reached by bike or via local bus.

Housing Association: Clarion.

Tenure: Leasehold (999 years from 2020).

Minimum Share: 40% (£108,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £438.61 per month (subject to annual review).

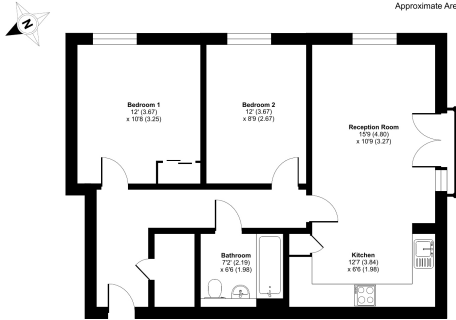
Service Charge: £71.78 per month (subject to annual review).

Guideline Minimum Income: Dual - £36,100 | Single - £39,100 (based on minimum share and 10% deposit).

Council Tax: Band D, 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).

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Approximate Area = 684 sq ft / 63.5 sq m
For information only - Not to scale



FIRST FLOOR
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: 107181

DIMENSIONS

FIRST FLOOR

Entrance Hallway

Reception Room

15' 9" x 10' 9" (4.80m x 3.28m)

Kitchen

12' 7" x 6' 6" (3.84m x 1.98m)

Bedroom 1

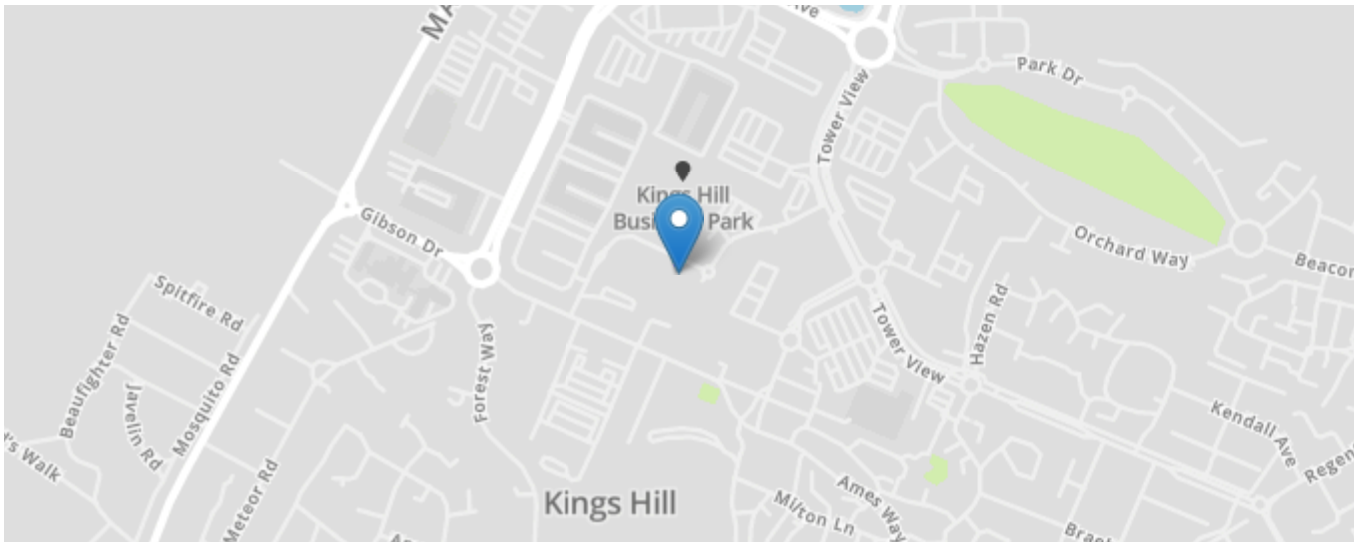
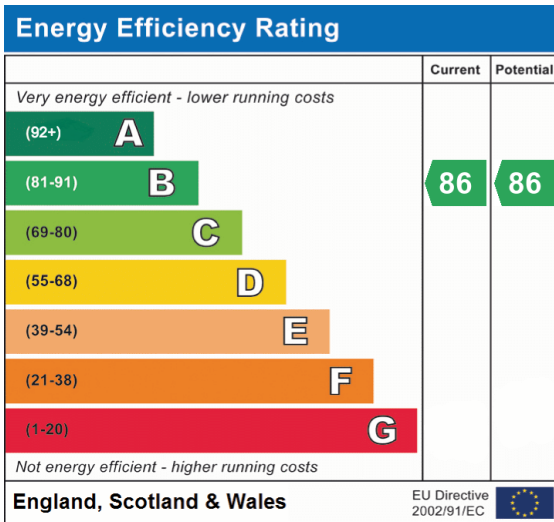
12' 0" x 10' 8" (3.66m x 3.25m)

Bedroom 2

12' 0" x 8' 9" (3.66m x 2.67m)

Bathroom

7' 2" x 6' 6" (2.18m x 1.98m)



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.