

£138,000 Shared Ownership

Hampden Road, Kingston upon Thames, London KT1 3AZ



- Guideline Minimum Deposit £13,800
- Third Floor with Balcony
- High Performance Glazing
- Communal Cycle Store
- Guide Min Income - Dual £48.7k Single £53.5k
- Approx. 568 Sqft Gross Internal Area
- Gas Central Heating
- Short Walk from Norbiton Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £345,000). This generously-proportioned apartment is on the third floor (building has a lift) of a recently-built development and appears in excellent condition throughout. The property has a 27' open-plan kitchen/reception room with sleek units, integrated appliances and a door leading out to a south-facing balcony. There is a spacious bedroom with fitted wardrobe, a hallway utility cupboard and an attractive bathroom with limestone style tiles. Well insulated walls, high performance glazing and a modern gas central heating system make for a very good energy-efficiency rating. Norbiton Railway Station is just a short walk away and the centre of Kingston can also be easily reached on foot, via local bus or by brief cycle ride.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 2019).

Minimum Share: 40% (£138,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £598.94 per month (subject to annual review).

Service Charge: £86.04 per month (subject to annual review).

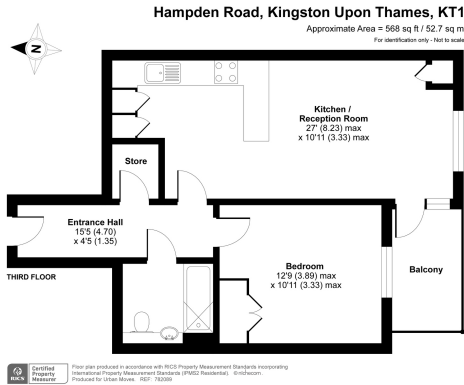
Ground Rent: £100.00 for the year.

Guideline Minimum Income: Dual - £48,700 | Single - £53,500 (based on minimum share and 10% deposit).

Council Tax: Band D, The Royal (London) Borough of Kingston Upon Thames. 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



THIRD FLOOR

Entrance Hall

15' 5" x 4' 5" (4.70m x 1.35m)

Reception

27' max. x 10' 11" max. (8.23m x 3.33m)

Kitchen

included in reception measurement

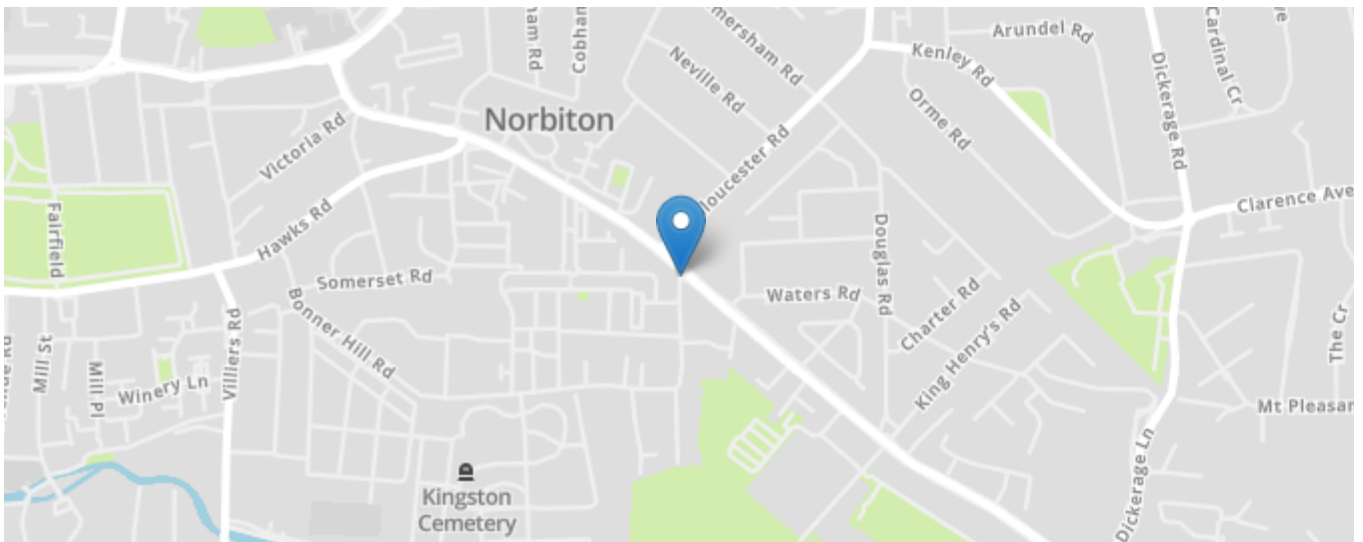
Balcony

Bedroom

12' 9" max. x 10' 11" max. (3.89m x 3.33m)

Bathroom

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) 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.