

£200,000 Shared Ownership

Manston Court, 2 Thornbury Way, Waltham Forest, London E17 5FT



- Guideline Minimum Deposit £20,000
- First Floor
- High Performance Glazing
- Terrace Facing Communal Garden
- Guide Min Income - Dual £64.6k Single £74.5k
- Approx. 779 Sqft Gross Internal Area
- Communal Heating and Hot Water System
- Secure Parking Space

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 50% share. Full market value £400,000). This spacious property is on the first floor of a modern development and has a twenty-three-foot reception room with attractive flooring and open-plan kitchen area. A glazed door leads out onto a terrace which faces the communal garden. The main bedroom includes a fitted wardrobe and the second bedroom is also a comfortable double. There is a generously-sized bathroom and a built-in storage/utility cupboard has been provided in the entrance hallway. Well insulated walls, high performance glazing and a communal heating/hot water system make for a very good energy-efficiency rating. The local schools (five primaries, two secondaries and a sixth-form college) are all Ofsted-rated 'Good'. The apartment comes with use of a space within the gated car park.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 2016).

Minimum Share: 50% (£200,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £599.00 per month (this figure is from April 2024 and subject to annual review).

Service Charge: £175.17 per month (this figure is from April 2024 and subject to annual review).

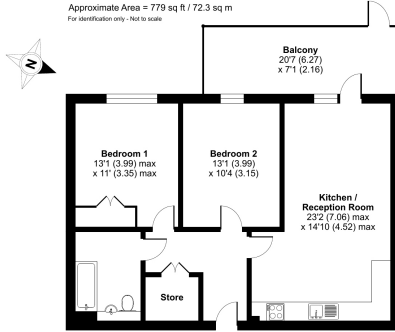
Guideline Minimum Income: Dual - £64,600 | Single - £74,500 (based on minimum share and 10% deposit).

Council Tax: Band C, London Borough of Waltham Forest. 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).

Thornbury Way, London, E17

Approximate Area = 779 sq ft / 72.3 sq m
For identification only - Not to scale



FIRST FLOOR

Verified Property Measure Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) (Marked) - Gradebook 024. Produced by Urban Moves. REF: 1000002

DIMENSIONS

FIRST FLOOR

Entrance Hallway

Reception

23' 2" max. x 14' 10" max. (7.06m x 4.52m)

Kitchen

included in reception measurement

Balcony

20' 7" x 7' 1" (6.27m x 2.16m)

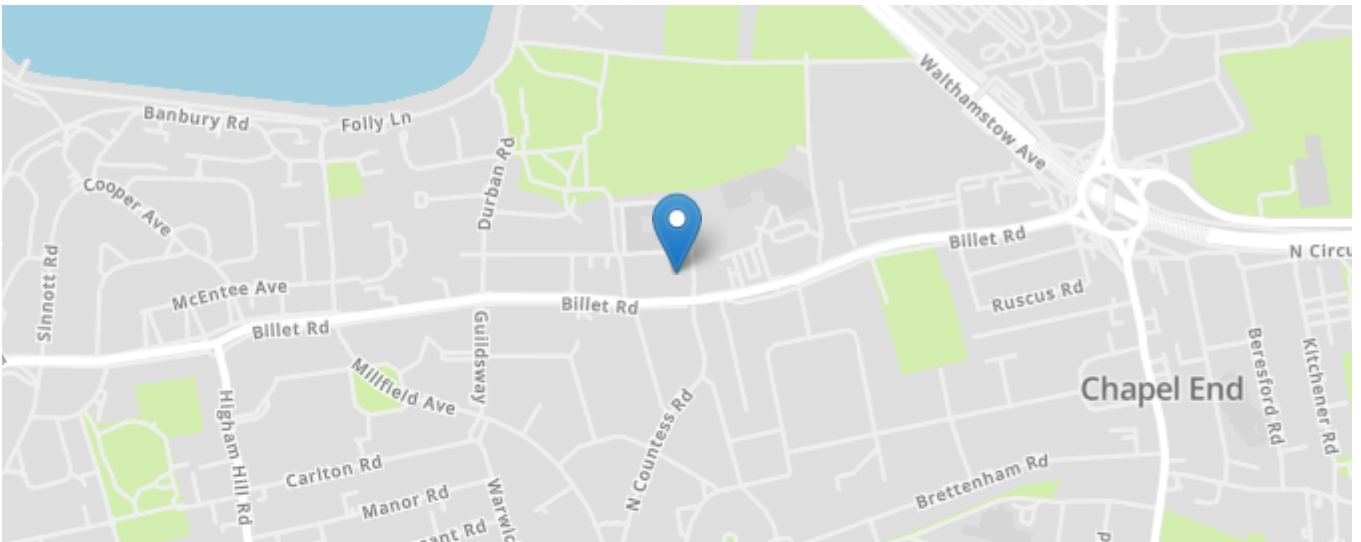
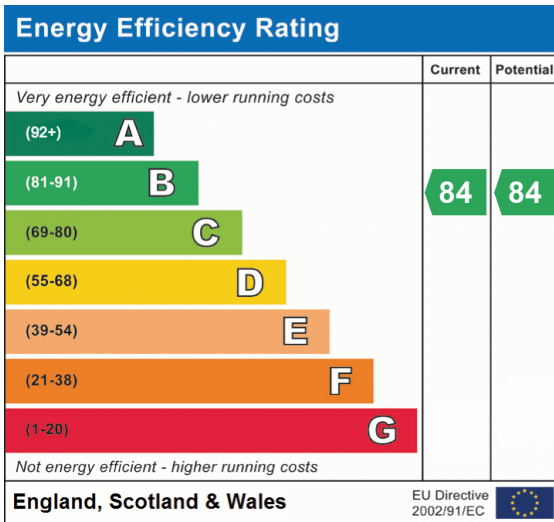
Bedroom 1

13' 1" max. x 11' 0" max. (3.99m x 3.35m)

Bedroom 2

13' 1" x 10' 4" (3.99m x 3.15m)

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.