

## £100,000 Shared Ownership

Iron House, 31 Avebury Avenue, Tonbridge, Kent TN9 1TL



- Guideline Minimum Deposit £10,000
- Third Floor with Balcony
- High Performance Glazing
- Parking Space
- Guide Min Income - Dual £31.7k Single £38k
- Approx. 541 Sqft Gross Internal Area
- Gas Central Heating
- Minutes from Tonbridge Station

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 40% share. Full market value £250,000). A spacious, one-bedroom apartment featuring a twenty-one-foot, dual-aspect reception room with semi-open-plan kitchen area. A glazed door leads out onto a wrap-around terrace and the location/elevation provides a pleasant view across the southern branch of the River Medway to Tonbridge Park. The bedroom is a generous size, the bathroom stylish and there is attractive, herringbone flooring in the main room. Well insulated walls and roof, high performance glazing and gas central heating make for a very good energy-efficiency rating. Iron House is close to the centre of town, the eastern end of Avebury Avenue connecting with the main high street. 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. The apartment comes with use of a parking space.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 01/02/2018).

**Minimum Share:** 40% (£100,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £423.42 per month (subject to annual review).

**Service Charge:** £106.05 per month (subject to annual review).

**Ground Rent:** £150.00 for the year.

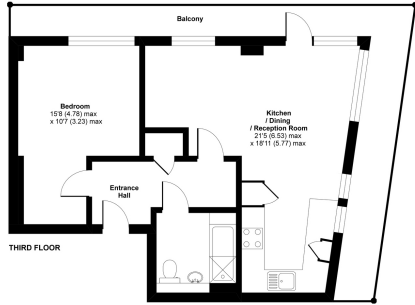
**Guideline Minimum Income:** Dual - £31,700 | Single - £38,000 (based on minimum share and 10% deposit).

**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).

**Iron House, Avebury Avenue, Tonbridge, TN9**

Approximate Area = 541 sq ft / 50.2 sq m  
For identification only - Not to scale



Third Floor  
Certified Property Measurement  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) (Residential). © Urban Moves  
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## DIMENSIONS

### THIRD FLOOR

#### Entrance Hall

#### Reception

21' 5" max. x 18' 11" max. (6.53m x 5.77m)

#### Kitchen

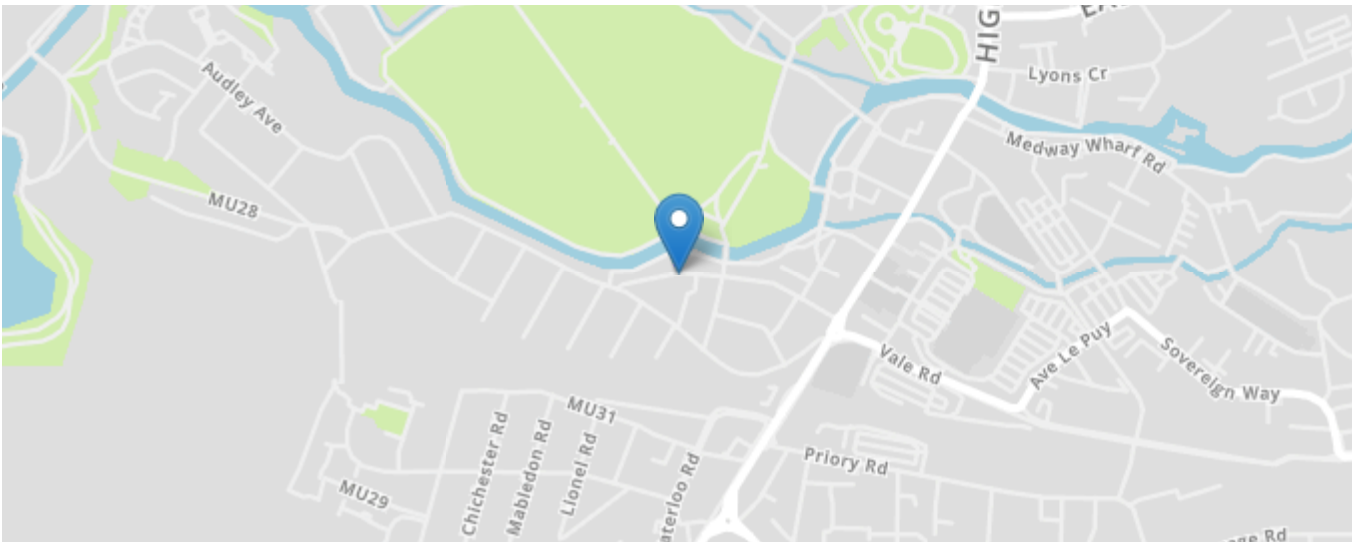
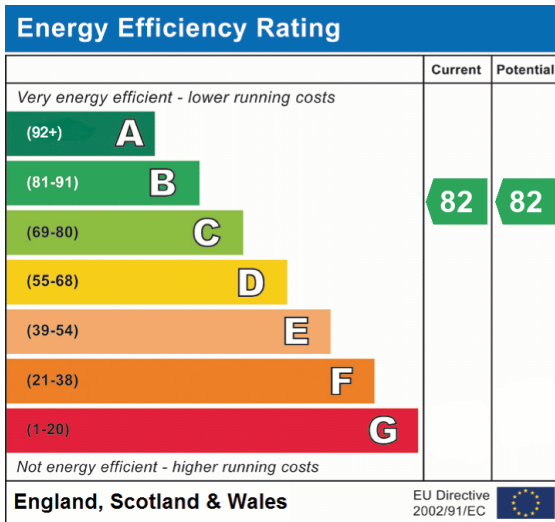
included in reception measurement

#### Bedroom

15' 8" max. x 10' 7" max. (4.78m x 3.23m)

#### Bathroom

#### Wrap-Around Balcony



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.