

£126,000 Shared Ownership

Blackthorn Walk, Harrietsham, Maidstone, Kent ME17 1FN



- Guideline Minimum Deposit £12,600
- Two Storey, Three Bedroom, End of Terrace House
- High Performance Glazing
- Rear Garden
- Guide Min Income - Dual £41.4k Single £47.7k
- Approx. 888 Sqft Gross Internal Area
- Bathroom plus Downstairs Cloakroom
- Two Parking Spaces (one covered)

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £360,000). A great chance to buy a three-bedroom, shared-ownership family home. This modern, two-storey property has a cloakroom just off the entrance hall and a kitchen with attractive units and integrated appliances. The reception/dining room opens onto a rear garden with patio and raised lawn. On the first floor is a main bedroom plus a similar-sized second double bedroom, a smaller third bedroom and a naturally-lit bathroom with a mix of large format tiles and pencil mosaics. Well insulated walls, roof and floor, high performance glazing, gas central heating and solar panels all contribute towards an excellent energyefficiency rating. The house comes with parking for two cars, the spaces easily accessible via the rear gate. Harrietsham Primary School, which is just minutes away, has been Ofsted-reviewed very recently and rated 'Good'. Harrietsham Railway Station is also within easy walking distance.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/10/2014).

Minimum Share: 35% (£126,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £572.91 per month (subject to annual review).

Service Charge: £48.29 per month (subject to annual review).

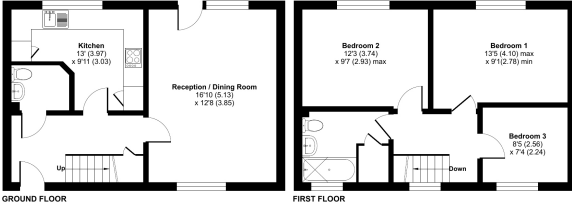
Guideline Minimum Income: Dual - £41,400 | Single - £47,700 (based on minimum share and 10% deposit).

Council Tax: Band D, Maidstone 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.

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Approximate Area = 888 sq ft / 82.4 sq m
For identification only - Not to scale



Certified Property Measure Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Recommended. Produced for Urban Moves. REF: 1103022

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	88	89
(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	

DIMENSIONS

GROUND FLOOR

Entrance Hall

Cloakroom

Kitchen

13' 0" x 9' 11" (3.96m x 3.02m)

Reception / Dining Room

16' 10" x 12' 8" (5.13m x 3.86m)

FIRST FLOOR

Landing

Bedroom 1

13' 5" max. x 9' 1" min. (4.09m x 2.77m)

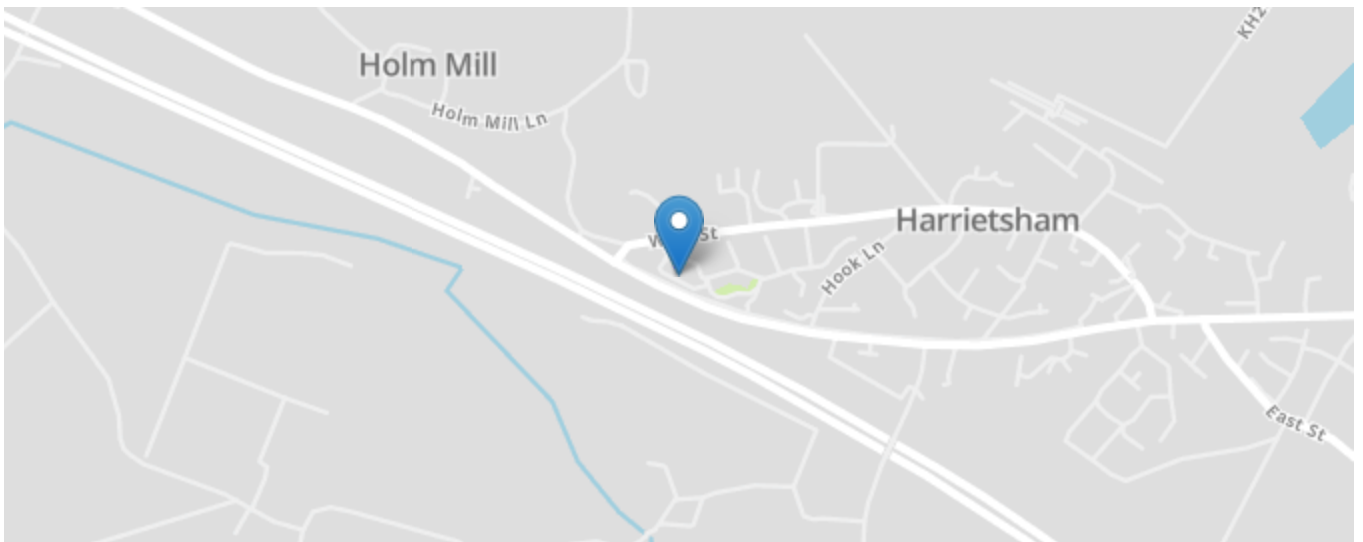
Bedroom 2

12' 3" x 9' 7" max. (3.73m x 2.92m)

Bedroom 3

8' 5" x 7' 4" (2.57m x 2.24m)

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.