

£105,000 Shared Ownership

Pictor Drive, Margate, Kent CT9 4GL



- Guideline Minimum Deposit £10,500
- Top Floor with Balcony
- High Performance Glazing
- Parking Space + Communal Cycle Store
- Guide Min Deposit Dual £28.1k | Single £34.3k
- Approx. 689 Sqft Gross Internal Area
- Semi-Open-Plan Kitchen/Reception Room
- Very Long Lease

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 50% share. Full market value £210,000). An attractively-presented flat on the top (second) floor of a recently-constructed building in the village of Westwood, which is about half way between Margate and Ramsgate. The property has a twenty-two-foot reception room with doors that lead out onto a south-east-facing balcony. The semi-open-plan kitchen features pale grey units and integrated appliances. The two bedrooms are both comfortable doubles, the bathroom simple yet stylish and a pair of storage/utility cupboards have been provided in the entrance hallway. Well insulated walls and roof, high performance glazing and a modern gas central heating system all contribute towards a very good energy-efficiency rating. The flat comes with use of a parking space and the aforementioned coastal towns can also be reached via bus or bike.

Housing Association: Heylo. Heylo Housing requires that all applicants must have a permanent right to reside in the UK.

Tenure: Leasehold (999 years less six days from from 01/01/2021).

Minimum Share: 50% (£105,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £293.46 per month (subject to annual review).

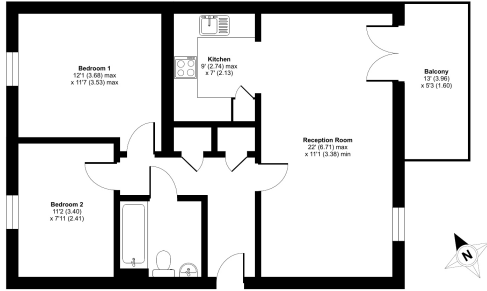
Service Charge: £114.64 per month (subject to annual review).

Guideline Minimum Income: Dual - £28,100 | Single - £34,300 (based on minimum share and 10% deposit).

Council Tax: Band B, Thanet District 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).

Pictor Drive, Margate, CT9
Approximate Area = 689 sq ft / 64 sq m
For identification only. Not to scale



SECOND FLOOR
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) (November 2022). Produced for Urban Moves. REF: 1004215

DIMENSIONS

SECOND FLOOR

Entrance Hallway

Reception Room
22' 0" x 11' 1" (6.71m x 3.38m)

Kitchen
9' 0" max. x 7' 0" (2.74m x 2.13m)

Balcony
13' 0" x 5' 3" (3.96m x 1.60m)

Bedroom 1
12' 1" max. x 11' 7" max. (3.68m x 3.53m)

Bedroom 2
11' 2" x 7' 11" (3.40m x 2.41m)

Bathroom

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