

£132,500 Shared Ownership

Blue Bell Court, Sovereign Way, Tonbridge, Kent TN9 1FU



- Guideline Minimum Deposit £13,250
- Second Floor (building has a lift)
- Balcony from Reception
- Communal Heating/Hot Water
- Guide Min Income Dual £46.3k | Single £52.9k
- Approx. 680 Sqft Gross Internal Area
- High Performance Glazing
- Short Walk from Tonbridge Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 50% share. Full market value £265,000). Blue Bell Court is in an exceptionally convenient location with a Waitrose opposite and a wide range of other shops and amenities on or around the nearby High Street. Tonbridge Railway Station is only a short walk away. The property available is a well-presented apartment on the second floor. Internal features include a spacious, dual-aspect reception room with open-plan kitchen and a door that leads out onto the balcony. The bedrooms are both comfortable doubles, there is a simple yet stylish bathroom and a large hallway storage/utility cupboard. Well insulated walls, high performance glazing and a communal heating/hot water system make for a very good energy-efficiency rating.

Housing Association: Clarion.

Tenure: Leasehold (125 years less 3 days from 01/01/2014).

Minimum Share: 50% (£132,500). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £408.79 per month (subject to annual review).

Service Charge: £296.19 per month (subject to annual review).

Guideline Minimum Income: Dual - £46,300 | Single - £52,900 (based on minimum share and 10% deposit)

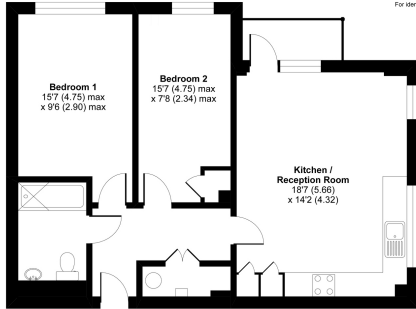
Council Tax: Band C, Tonbridge & Malling Borough Council. Priority is given to applicants living and/or working in this local authority.

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). There is no parking space offered with this property. Permits to park in the local area may be available.

DIMENSIONS

Sovereign Way, Tonbridge, TN9

Approximate Area = 680 sq ft / 63.1 sq m
For identification only - Not to scale



Verified Property Measure Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) (Residential). Produced by Urban Moves. REF: 033098

SECOND FLOOR

Entrance Hallway

Reception

18' 7" x 14' 2" (5.66m x 4.32m)

Kitchen

included in reception measurement

Bedroom 1

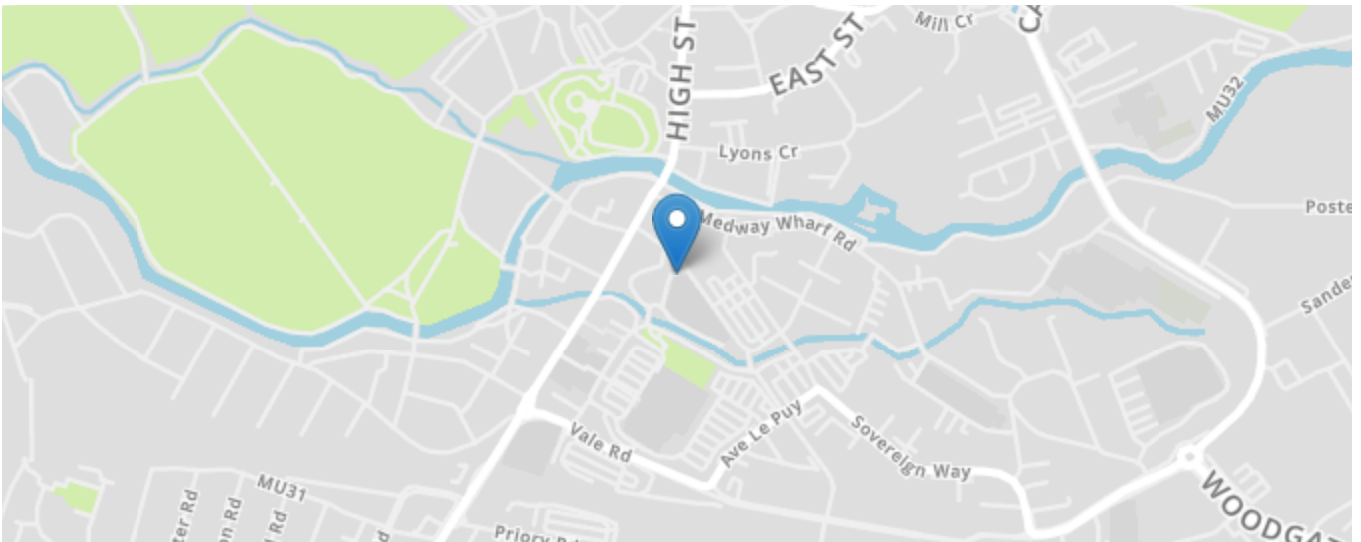
15' 7" max. x 9' 6" max. (4.75m x 2.90m)

Bedroom 2

15' 7" max. x 7' 8" max. (4.75m x 2.34m)

Bathroom

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | 82 | 82 |
| (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.