

## £71,750 Shared Ownership

Tower Point, Godinton Road, Ashford, Kent TN23 1AH



- Guideline Minimum Deposit £7,175
- Ground Floor with Small Patio Area
- Bathroom plus En-Suite Shower Room
- Close to Town Centre
- Guideline Income £24.1k (dual) | £29.6k (single)
- Approx. 837 Sqft Gross Internal Area
- Parking Space
- Walking Distance to Ashford Station

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £205,000). A generously-sized apartment which appears to have been very well looked after by the current owner. The property is on the ground floor of a conveniently-located development and has a spacious reception room with semi-open-plan kitchen area. A door leads out to a private patio on the south-east side of the building. There is a main bedroom with naturally-lit, en-suite shower room plus a large second bedroom and a good-sized bathroom. A built-in storage/utility cupboard has been provided in the hallway and the energy-efficiency rating is very good, thanks to well insulated walls and floor, modern double glazing and gas central heating. The shopping centres and other facilities of Ashford's bustling town centre are only a few minutes walk away. The apartment comes with use of a parking space plus Ashford Railway Station is within easy reach for services between the south-east coast and London Bridge/Waterloo East/Charing Cross/St. Pancras.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 01/04/2010).

**Minimum Share:** 35% (£71,750). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £330.83 per month (subject to annual review).

**Service Charge:** £151.02 per month (subject to annual review).

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

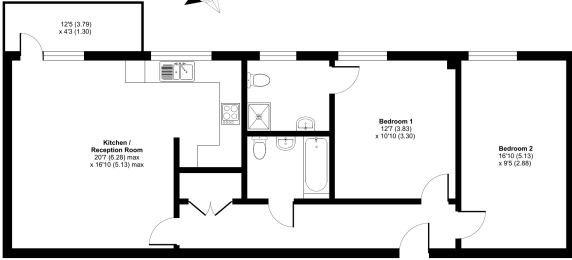
**Guideline Minimum Income:** Dual - £24,100 | Single - £29,600 (based on minimum share and 10% deposit).

**Council Tax:** Band B, Ashford 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).

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Approximate Area = 837 sq ft / 77.7 sq m  
For identification only - Not to scale



RICS Certified Valuers Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Requirements. Produced for Urban Moves. REF: 1138402

## DIMENSIONS

### GROUND FLOOR

#### Entrance Hallway

#### Reception

20' 7" max. x 16' 10" max. (6.27m x 5.13m)

#### Kitchen

included in reception measurement

#### Patio

12' 5" x 4' 3" (3.78m x 1.30m)

#### Bedroom 1

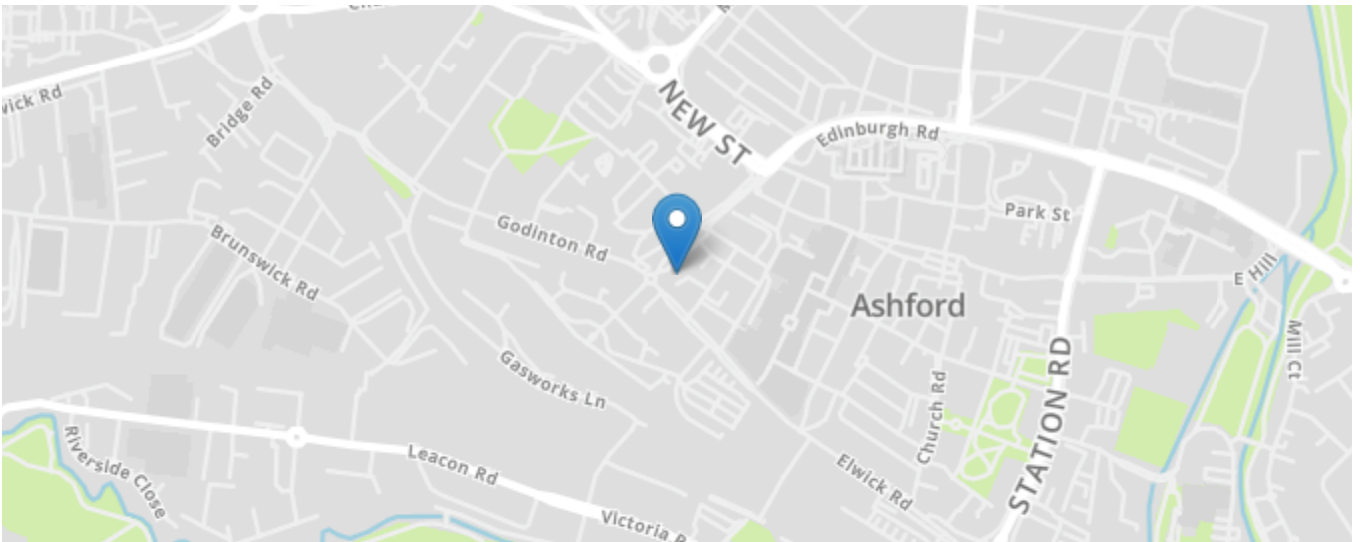
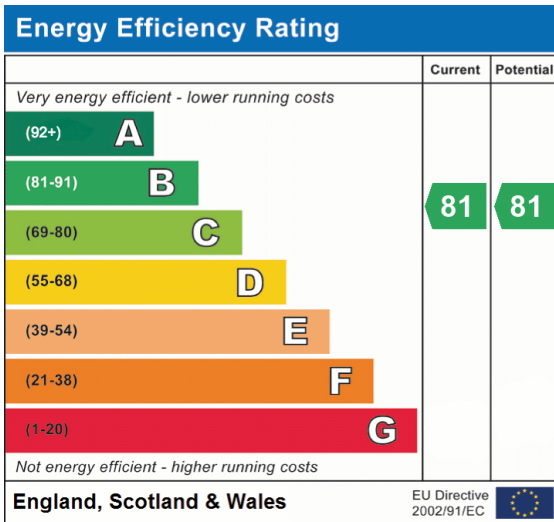
12' 7" x 10' 10" (3.84m x 3.30m)

#### En-Suite Shower Room

#### Bedroom 2

16' 10" x 9' 5" (5.13m x 2.87m)

#### 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.