

£166,000 Shared Ownership

Copper Court, 2 Essex Wharf, Waltham Forest, London E5 9QG



- Guideline Minimum Deposit £16,600
- First Floor with Full Width Balcony
- River (South/South-West Facing) View
- Communal Garden
- Guide Min Income Dual £61.8k | Single £71.2k
- Approx. 550 Sqft Gross Internal Area
- Very Good Energy-Efficiency Rating
- Short Walk from Lea Bridge/Clapton Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £415,000). A spacious and smartly-presented apartment on the first floor of this modern, riverside development. The property has a generously-sized reception room with attractive flooring and sleek, semi-open-plan kitchen featuring handle-less units and integrated appliances. The bedroom is almost twenty foot in length and the bathroom is stylish and high spec. The reception and bedroom have near-full-height sliding doors that lead out onto a south/south-west-facing balcony which offers a delightful view of the Lea and the tree line beyond. The development has neatly-tended communal grounds, there are a number of parks/nature reserves nearby and both Clapton Station (London Overground) and Lea Bridge Station (Greater Anglia services) are within comfortable walking distance.

Housing Association: A2Dominion.

Tenure: Leasehold (125 years from 01/03/2015).

Minimum Share: 40% (£166,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £690.14 per month (subject to annual review).

Service Charge: £210.17 per month (subject to annual review).

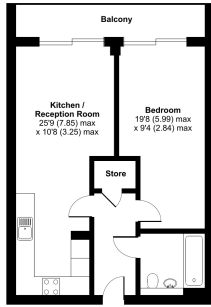
Guideline Minimum Income: Dual - £61,800 | Single - £71,200 (based on minimum share and 10% deposit).

Council Tax: Band C, London Borough of Waltham Forest. 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.

DIMENSIONS

Essex Wharf, London, E5
Approximate Area = 550 sq ft / 51 sq m
For identification only - Not to scale



FIRST FLOOR

Certified Energy Measure
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) (November 2021)
Produced for Urban Moves, REF: 113919

FIRST FLOOR

Entrance Hallway

Reception

25' 9" max. x 10' 8" max. (7.85m x 3.25m)

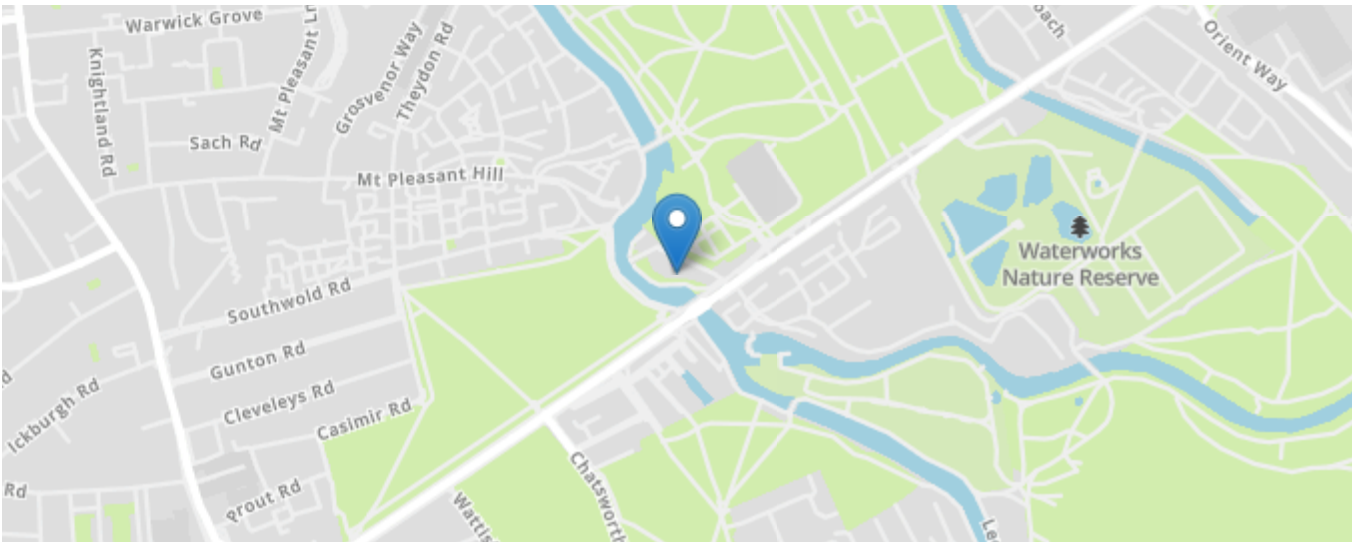
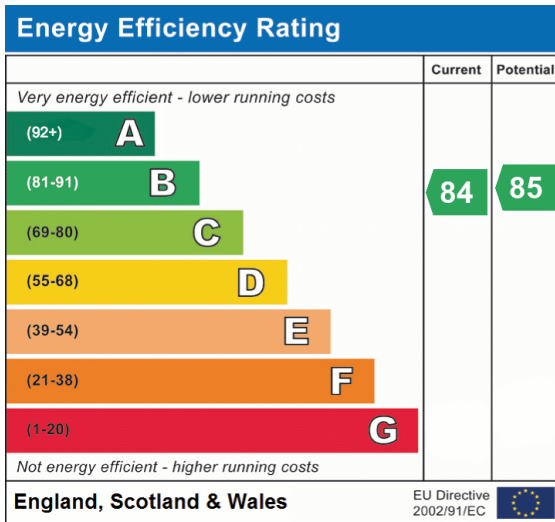
Kitchen

included in reception measurement

Bedroom

19' 8" max. x 9' 4" max. (5.99m x 2.84m)

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.