

£115,500 Shared Ownership

Blueberry Court, Broadis Way, Rainham, London RM13 8JY



- Guideline Minimum Deposit £11,550
- Top Floor (fourth - building has a lift)
- Open Plan Kitchen/Reception Room
- South/South-West-Facing Balcony
- Guide Min Income Dual £43.3k | Single £49.6k
- Approx. 746 Sqft Gross Internal Area
- Very Good Energy-Efficiency Rating
- Secure Underground Parking Space

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £330,000). A smartly-presented apartment on the fourth floor of this recently-constructed development. The spacious property has a twenty-six-foot reception with attractive, open-plan kitchen area and a door which leads out onto a south/south-west-facing balcony overlooking the communal courtyard. There is a generously-sized main bedroom plus a second double bedroom and a high-spec, naturally lit bathroom. A large storage/utility cupboard has been provided in the entrance hallway and demanding insulation standards, high performance glazing and a communal heating/hot water system make for a very good energy-efficiency rating. The apartment comes with use of an underground parking space and the A13 offers a direct route into central London or out to the M25. Rainham town centre and railway station can also be easily reached by bus or bike and nearby Beam Parklands Country Park provides many acres of outside space to explore.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/01/2020).

Minimum Share: 35% (£115,500). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £606.48 per month (subject to annual review).

Service Charge: £123.67 per month (subject to annual review).

Guideline Minimum Income: Dual - £43,300 | Single - £49,600 (based on minimum share and 10% deposit).

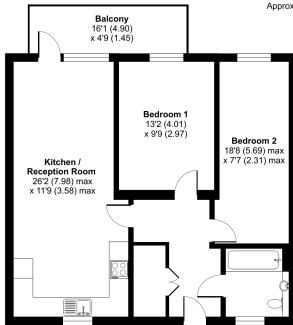
Council Tax: Band C, London Borough of Havering. Priority is given to applicants living and/or working in this local authority.

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).

DIMENSIONS

Blueberry Court, Broadis Way, Rainham, RM13

Approximate Area = 746 sq ft / 69.3 sq m
For identification only - Not to scale



FOURTH FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Parameters. Produced for Urban Moves. REF: 1146173

FOURTH FLOOR

Entrance Hallway

Reception

26' 2" max. x 11' 9" max. (7.98m x 3.58m)

Kitchen

included in reception measurement

Balcony

16' 1" x 4' 9" (4.90m x 1.45m)

Bedroom 1

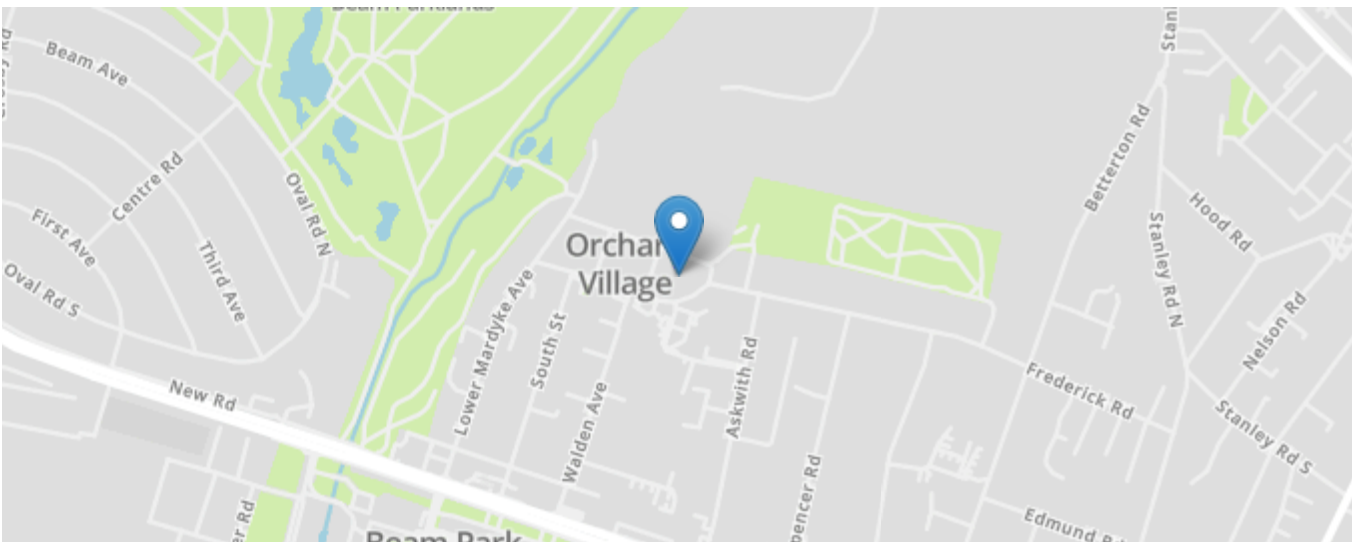
13' 2" x 9' 9" (4.01m x 2.97m)

Bedroom 2

18' 8" x 7' 7" max. (5.69m x 2.31m)

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.