

## £148,000 Shared Ownership

Orchard Way, Kings Hill, West Malling, Kent ME19 4TD



- Guideline Minimum Deposit £14,800
- Two Storey, Two Bedroom, Semi Detached House
- Bathroom, Shower Room and Cloakroom
- South/South-West-Facing Rear Garden
- Guide Min Income Dual £49.7k | Single £56.9k
- Approx. 878 Sqft Gross Internal Area
- Very Good Energy-Efficiency Rating
- Off Street Parking Space

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 40% share. Full market value £370,000). A recently-constructed, semi-detached house which has an attractive kitchen/dining room at the front, a central cloakroom and a spacious rear reception room. Patio doors open onto a south/south-west-facing garden. On the first floor is a main bedroom with en-suite shower room plus a generously-sized second bedroom and a naturally-lit bathroom. A large storage/utility cupboard has been provided in the entrance hallway and the energy-efficiency rating is very good, thanks to well insulated walls, roof and floor, high performance glazing and a modern gas central heating system. The property comes with an off-street parking space, easily accessible via the garden gate. Kings Hill is a 'new' village approximately six miles to the west of Maidstone. Work began in 1989 to turn an area that had previously been both royal hunting ground and RAF airfield into a desirable place to live. There is a supermarket and a selection of other shops/amenities close by and a choice of three primary schools, all Ofsted rated either 'Good' or 'Outstanding'.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 01/09/2020).

**Minimum Share:** 40% (£148,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £610.73 per month (subject to annual review).

**Service Charge:** £89.59 per month (subject to annual review).

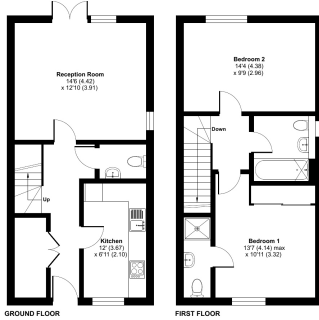
**Guideline Minimum Income:** Dual - £49,700 | Single - £56,900 (based on minimum share and 10% deposit).

**Council Tax:** Band D, 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.

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Approximate Area = 878 sq ft / 81.6 sq m  
For identification only - Not to scale



Certified Property Measure Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) (Registered). Produced for Urban Moves. REF: 1144395 © Urban Moves 2021

## DIMENSIONS

### GROUND FLOOR

**Entrance Hallway**

**Kitchen**

12' 0" x 6' 11" (3.66m x 2.11m)

**Cloakroom**

**Reception Room**

14' 6" x 12' 10" (4.42m x 3.91m)

### FIRST FLOOR

**Landing**

**Bedroom 1**

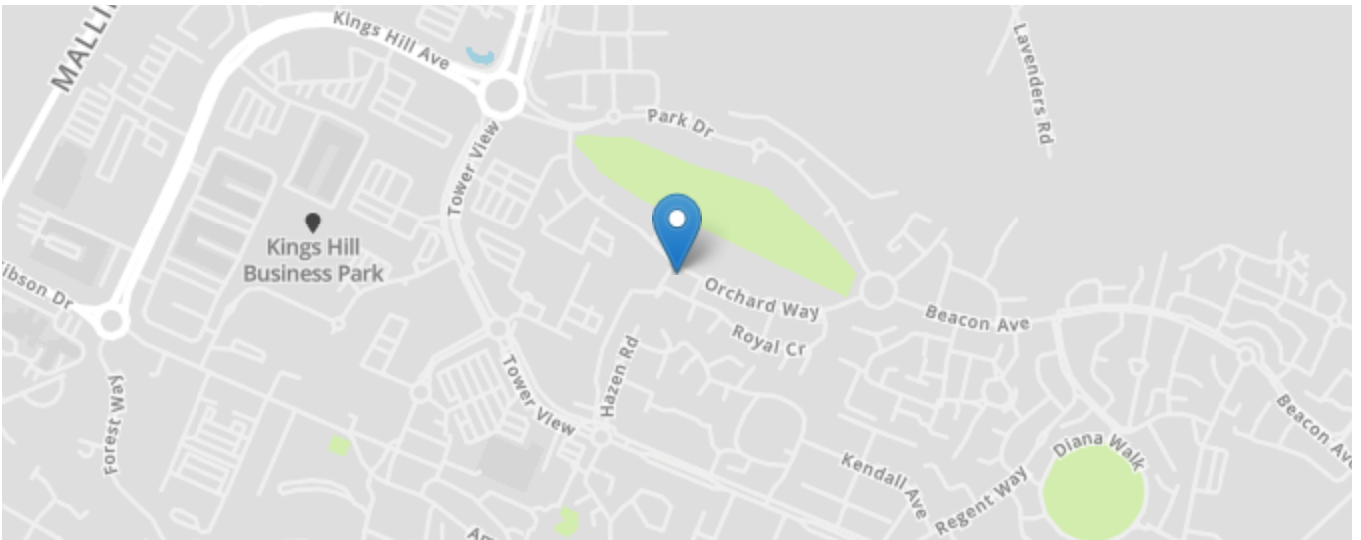
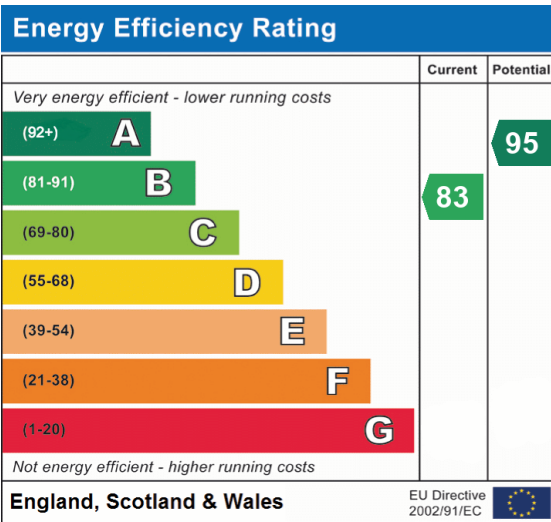
13' 7" max. x 10' 11" (4.14m x 3.33m)

**En-Suite Shower Room**

**Bedroom 2**

14' 4" x 9' 9" (4.37m x 2.97m)

**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.