

## £90,000 Shared Ownership

Brooks Drive, Ryarsh, West Malling, Kent ME19 5GS



- Guideline Minimum Deposit £9,000
- Two Storey, Two Bedroom, Mid Terrace House
- Bathroom plus Downstairs Cloakroom
- Rear Garden
- Guide Min Income Dual £40.6k | Single £46.8k
- Approx. 826 Sqft Gross Internal Area
- Very Good Energy-Efficiency Rating
- Parking Space

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £360,000). This smartly-presented property forms part of a modern terrace and features a good-sized kitchen at the front, a central cloakroom and, at the rear, a spacious reception/dining room with attractive flooring. Patio Doors open onto a south-east-facing garden. Upstairs, on the first floor, there is a large main bedroom plus a second double bedroom and a sleek, monochrome bathroom with decorative floor tiles. Well insulated walls, roof and floor, high performance glazing and gas central heating all contribute towards a very good energy-efficiency rating. The house comes with a parking space, easily accessible either from the roadside or via the garden gate, and the nearby roads provide a direct route into London or towards the south/east coast. Ryarsh Primary School is highly rated and within easy walking distance.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 01/10/2017).

**Minimum Share:** 25% (£90,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £734.57 per month (subject to annual review).

**Service Charge:** £73.87 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £40,600 | Single - £46,800 (based on minimum share and 10% deposit).

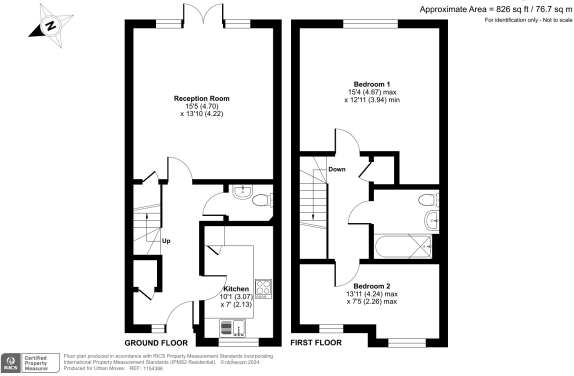
**Council Tax:** Band C, Tonbridge & Malling Borough Council. Priority is given to applicants living and/or working in this local authority.

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.

## DIMENSIONS

Brooks Drive, West Malling, ME19

Approximate Area = 826 sq ft / 76.7 sq m  
For identification only - Not to scale



### GROUND FLOOR

#### Entrance Hallway

#### Kitchen

10' 1" x 7' 0" (3.07m x 2.13m)

#### Cloakroom

#### Reception Room

15' 5" x 13' 10" (4.70m x 4.22m)

### FIRST FLOOR

#### Landing

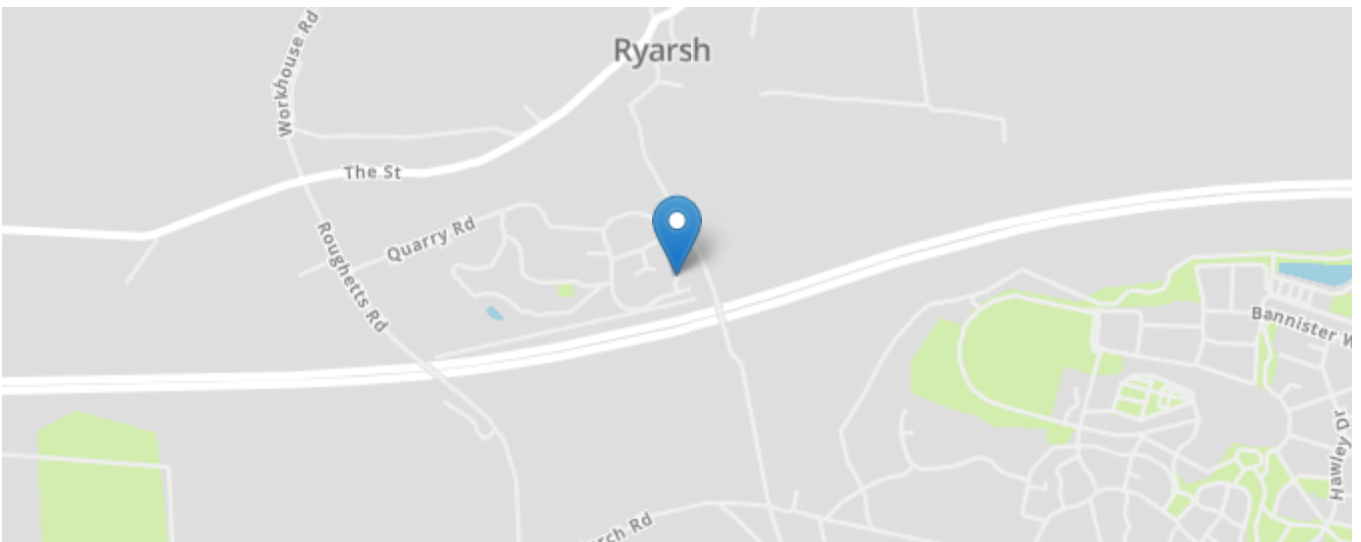
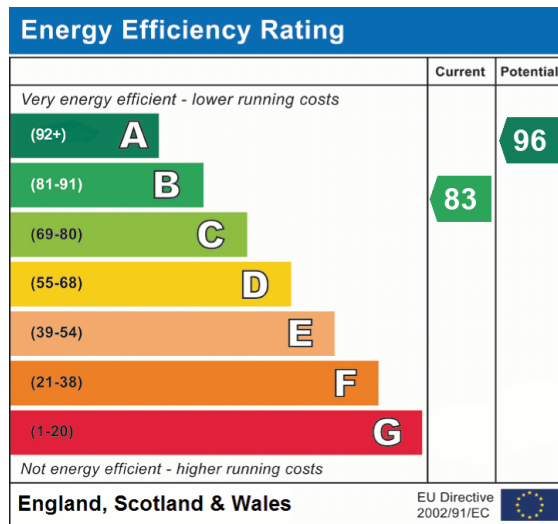
#### Bedroom 1

15' 4" max. x 12' 11" min. (4.67m x 3.94m)

#### Bathroom

#### Bedroom 2

13' 11" max. x 7' 5" max. (4.24m x 2.26m)



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.