

£116,375 Shared Ownership

Batts House, Merriellands Crescent, Dagenham, London RM9 6FP



- Guideline Minimum Deposit £11,637.50
- Third Floor (building has a lift)
- High Performance Glazing
- Balcony
- Guide Min Income - Dual £37.4k Single £43.6k
- Approx. 782 Sqft Gross internal Area
- Bathroom plus En-Suite Shower Room
- Very Long Lease

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £332,500). This third-floor apartment is part of a recently constructed development and appears in excellent condition throughout. The property has a spacious reception room with door that leads out onto a fourteen-foot balcony. The kitchen is semi-open-plan and features sleek, handle-less units and integrated appliances. There is a large main bedroom with en-suite shower room plus a generously-sized second double bedroom and a simple yet stylish bathroom. A storage/utility cupboard has been provided in the entrance hallway and well insulated walls, high performance glazing and a communal heating/hot water system make for a very good energy-efficiency rating. Batts House is located just minutes from Dagenham Dock Station (C2C into Fenchurch Street) and Dagenham Heathway (District Line) is also within easy reach along with bus transport links and local amenities.

Housing Association: Clarion.

Tenure: Leasehold (990 years from 22/02/2022).

Minimum Share: 35% (£116,375).

Shared Ownership Rent: £525.55 per month (subject to annual review).

Service Charge: £50.27 per month (subject to annual review).

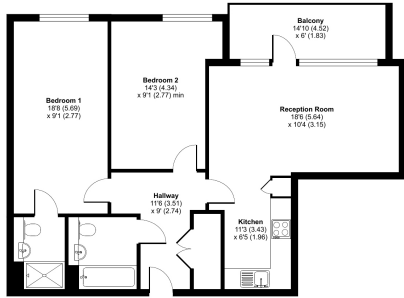
Guideline Minimum Income: Dual - £37,400 | Single - £43,600 (based on minimum share and 10% deposit).

Council Tax: Band C, London Borough of Barking & Dagenham.

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.



Merrilands Crescent, RM9
Approximate Area = 782 sq ft / 72.7 sq m
For identification only - Not to scale



THIRD FLOOR
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) (Residential) - 100/200/2024.
Produced for Urban Moves - REF: 1096020

DIMENSIONS

THIRD FLOOR

Entrance Hallway
11' 6" x 9' 0" max. (3.51m x 2.74m)

Reception Room
18' 6" x 10' 4" (5.64m x 3.15m)

Kitchen
11' 3" x 6' 5" min. (3.43m x 1.96m)

Balcony
14' 10" x 6' 0" (4.52m x 1.83m)

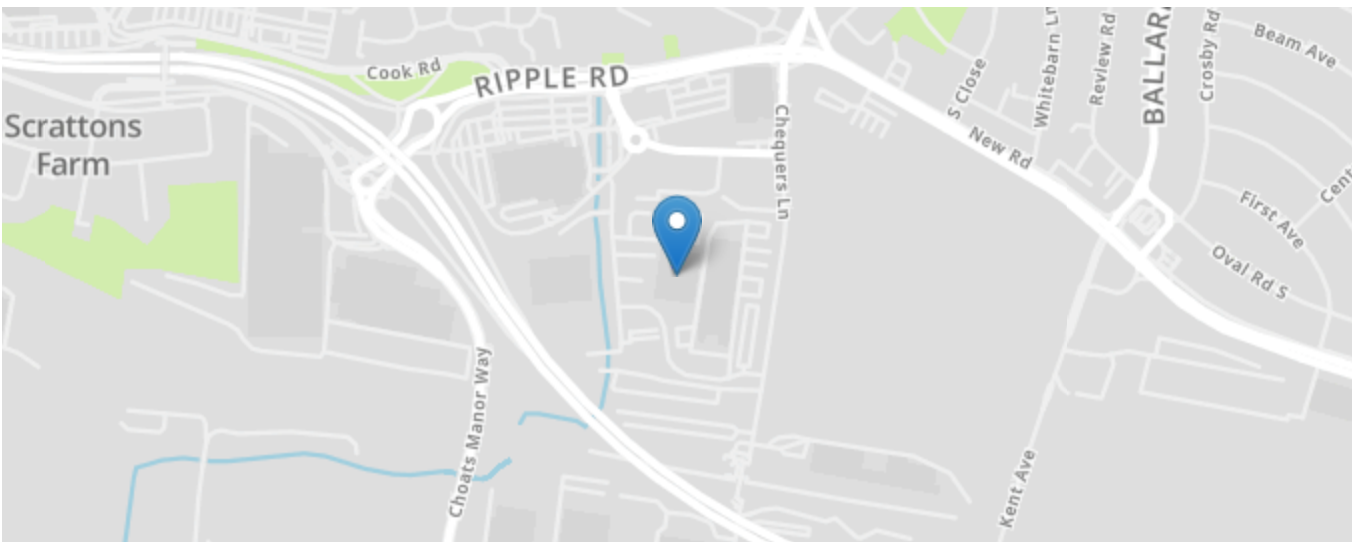
Bedroom 1
18' 8" x 9' 1" (5.69m x 2.77m)

En-Suite Shower Room

Bedroom 2
14' 3" x 9' 1" min. (4.34m x 2.77m)

Bathroom

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	85
(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.