

## £108,000 Shared Ownership

Southfields Way, Harrietsham, Maidstone, Kent ME17 1GE



- Guideline Minimum Deposit £10,800
- Two Storey, End of Terrace House
- High Performance Glazing
- Side Garden
- Guide Min Income Dual £42k | Single £48.3k
- Approx. 1048 Sqft Gross Internal Area
- Bathroom plus Downstairs Cloakroom
- Two Parking Spaces

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 30% share. Full market value £360,000). A great chance to buy a spacious family home. This smartly-presented property forms the end of a terrace and is of double-fronted design with a central hallway giving access to a ground-floor cloakroom, a dual-aspect reception room and a spacious kitchen/dining room that leads out to the side garden. Upstairs on the first floor is a main bedroom, which also benefits from windows on two sides, plus an attractive bathroom, a generously-sized second bedroom and a third double bedroom ideal for a guest or smaller child. 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 house comes with parking for two cars and is also just a short walk from Harrietsham Station, which provides rail services between Ashford and London Victoria.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 09/09/2017).

**Minimum Share:** 30% (£108,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £710.73 per month (subject to annual review).

**Service Charge:** £30.25 per month (subject to annual review).

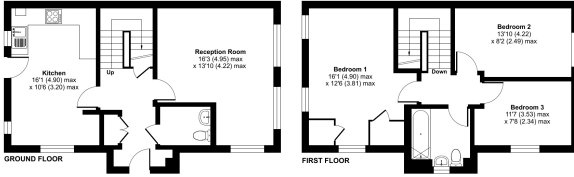
**Guideline Minimum Income:** Dual - £42,000 | Single - £48,300 (based on minimum share and 10% deposit).

**Council Tax:** Band D, Maidstone 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.



**Southfields Way, Harrietsham, Maidstone**  
Approximate Area = 1048 sq ft / 97 sq m  
For identification only - Not to scale



AP03  
Certified  
Property  
Measurements Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © Urbanmoves. Produced by Urbanmoves. 022 460866

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## DIMENSIONS

### GROUND FLOOR

#### Entrance Hall

#### Kitchen/Dining Room

16' 1" max. x 10' 6" max. (4.90m x 3.20m)

#### Reception Room

16' 3" max. x 13' 10" max. (4.95m x 4.22m)

#### Cloakroom

### FIRST FLOOR

#### Landing

#### Bedroom 1

16' 1" max. x 12' 6" max. (4.90m x 3.81m)

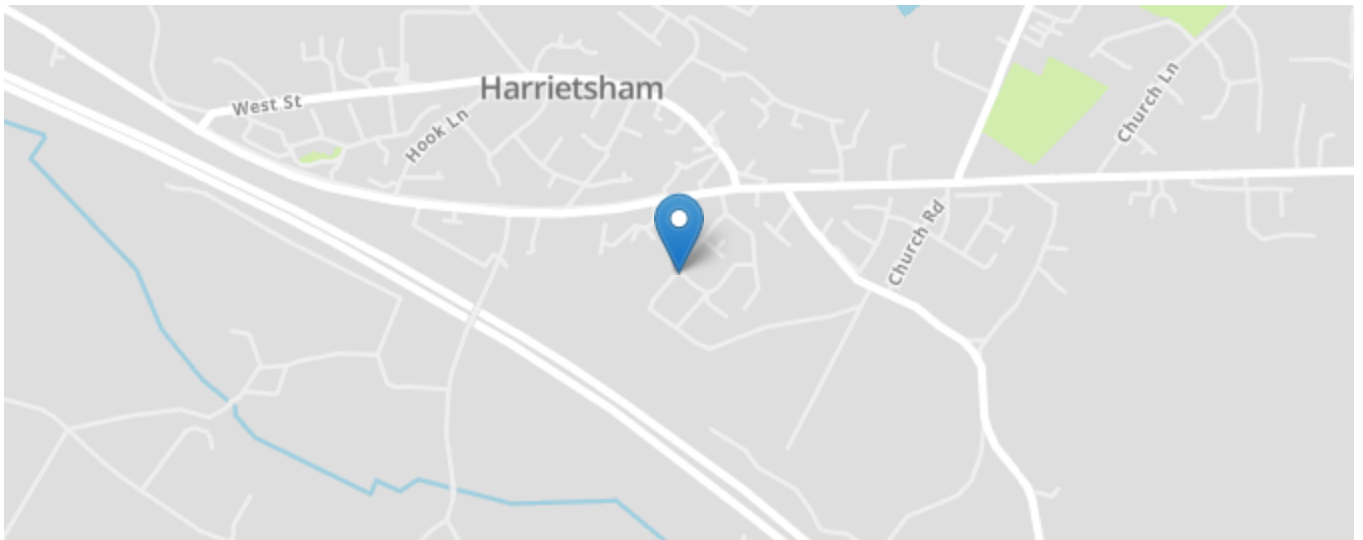
#### Bedroom 2

13' 10" x 8' 2" max. (4.22m x 2.49m)

#### Bedroom 3

11' 7" max. x 7' 8" max. (3.53m x 2.34m)

#### 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.