

## £124,000 Shared Ownership

Tylney Close, Chigwell, London IG7 4EH



- Guideline Minimum Deposit £12,400
- First Floor
- Dual Aspect Reception Room
- Balcony
- Guide Min Income Dual £51.1k | Single £58.6k
- Approx. 776 Sqft Gross Internal Area
- Modern Double Glazing and Gas Central Heating
- Off Street Parking Space

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £310,000). This well-proportioned, two-bedroom flat is on the first floor of a modern development. The spacious, dual-aspect reception room has large windows and a door that opens onto the rear-facing balcony. The reception also provides access to the kitchen. There is a naturally-lit bathroom and the bedrooms are similar-sized doubles. Well insulated walls and roof, modern double glazing and gas central heating make for a good energy-efficiency rating. The flat comes with use of a parking space plus Grange Hill Station (Central Line) is only a short walk away. Recreational spaces such as Hainault Forest and Fairlop Waters Country Park are also within easy reach. The three nearest primary schools and the local secondary school are all Ofsted-rated 'Good'.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 01/04/2006).

**Minimum Share:** 40% (£124,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £736.18 per month (subject to annual review).

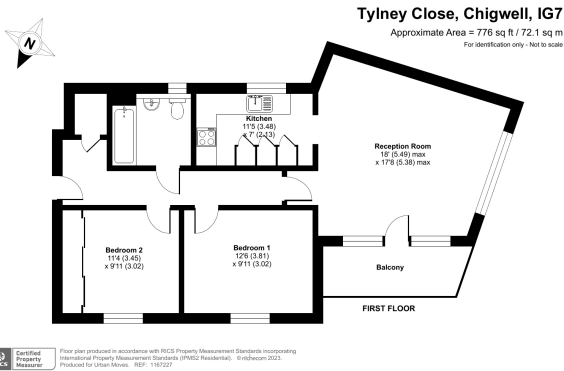
**Service Charge:** £138.65 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £51,100 | Single - £58,600 (based on minimum share and 10% deposit).

**Council Tax:** Band C, London Borough of Redbridge. 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



### FIRST FLOOR

#### Entrance Hallway

**Reception Room**  
18' 0" max. x 17' 8" max. (5.49m x 5.38m)

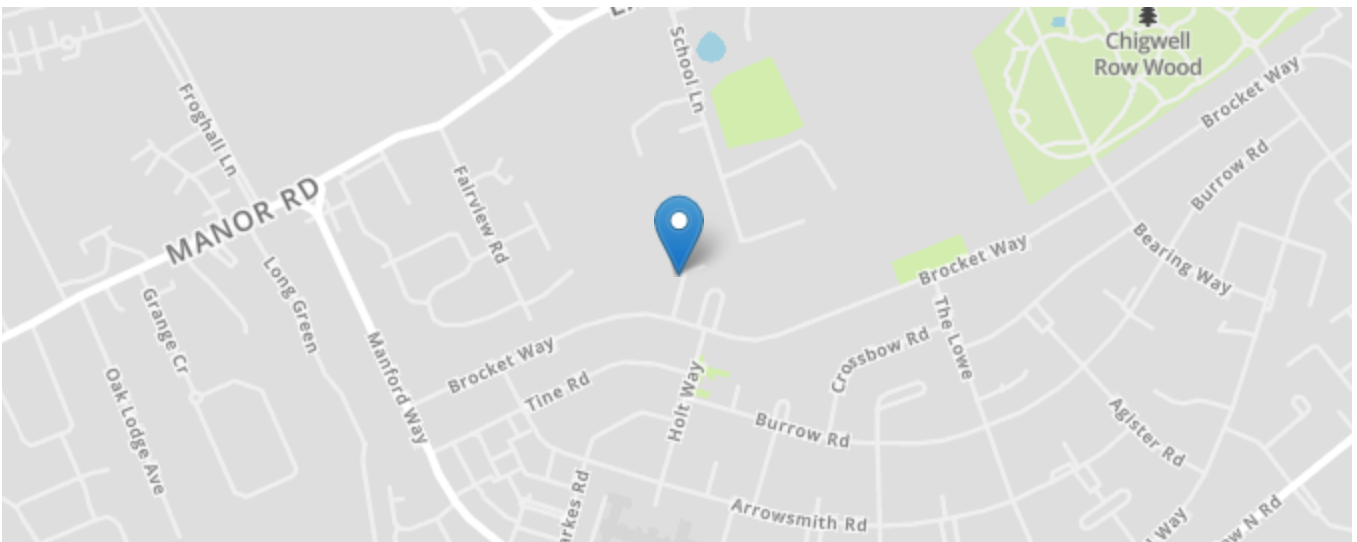
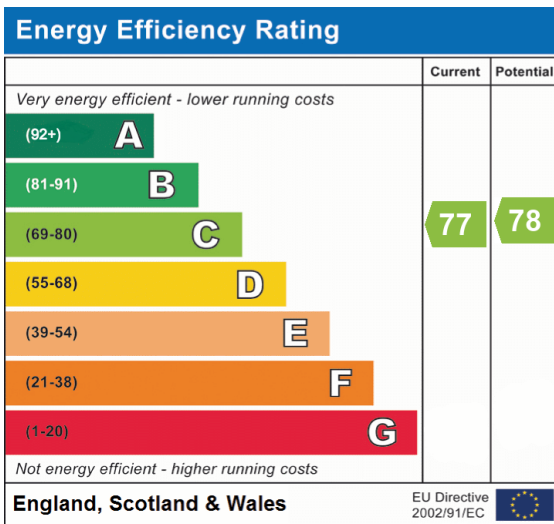
#### Balcony

**Kitchen**  
11' 5" x 7' 0" (3.48m x 2.13m)

**Bedroom 1**  
12' 6" x 9' 11" (3.81m x 3.02m)

**Bedroom 2**  
11' 4" x 9' 11" (3.45m x 3.02m)

#### 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.