

£132,000 Shared Ownership



- Guideline Minimum Deposit £13,200
- Second Floor (building has a lift)
- Fitted Wardrobe in Bedroom
- Balcony
- Guide Min Income Dual £47.1k | Single £53.9k
- Approx. 572 Sqft Gross Internal Area
- Very Good Energy-Efficiency Rating
- Communal Courtyard

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £330,000). A smartly-presented, second-floor apartment which has a reception room with attractive flooring and open-plan kitchen area. There is a fitted wardrobe in the bedroom and a glazed door that leads out onto a good-sized balcony. The bathroom is stylish and naturally-lit and a pair of storage/utility cupboards have been provided in the entrance hallway. Well insulated walls and roof, high performance glazing and a communal heating/hot water system make for a very good energy-efficiency rating. The development features a communal courtyard at first-floor level.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/01/2016).

Minimum Share: 40% (£132,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £618.59 per month (subject to annual review).

Service Charge: £109.77 per month (subject to annual review).

Guideline Minimum Income: Dual - £47,100 | Single - £53,900 (based on minimum share and 10% deposit).

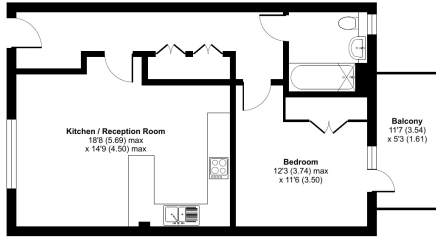
Council Tax: Band B, London Borough of Waltham Forest. Priority is given to applicants living and/or working in this local authority.

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). There is no parking space offered with this property.

DIMENSIONS

Broughton Place, London, E17

Approximate Area = 572 sq ft / 53.1 sq m
For identification only - Not to scale



SECOND FLOOR

RICS Certified Property Measurement Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © n/a/bocum 2024. Produced for Urban Moves. REF: 1184508

SECOND FLOOR

Entrance Hallway

Reception

18' 8" max. x 14' 9" max. (5.69m x 4.50m)

Kitchen

included in reception measurement

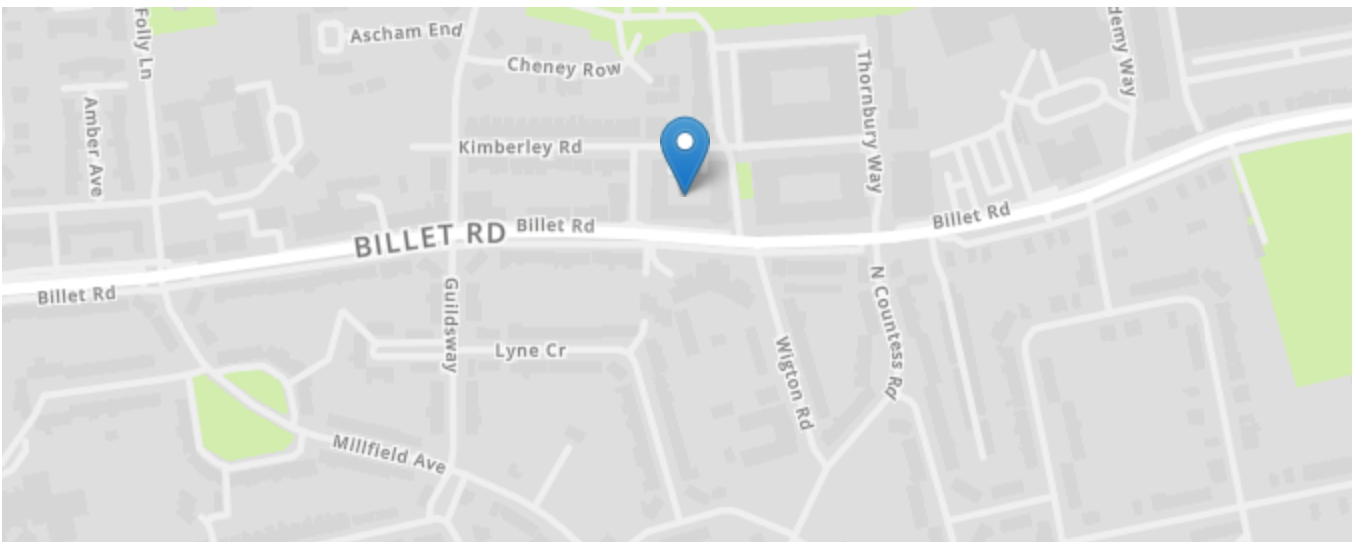
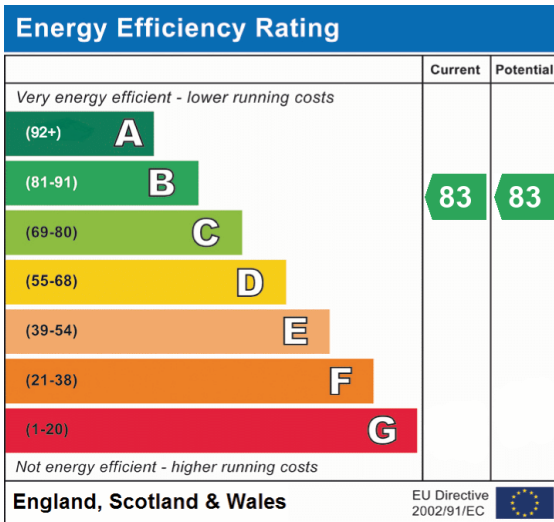
Bedroom

12' 3" max. x 11' 6" (3.73m x 3.51m)

Balcony

11' 7" x 5' 3" (3.53m x 1.60m)

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.