

£140,000 Shared Ownership

Hawker Court, 8-10 Church Road, Kingston upon Thames, London KT1 3JR



- Guideline Minimum Deposit £14,000
- Ground Floor with Private Entrance
- Semi-Open-Plan Kitchen/Reception Room
- Off-Street Permit Parking
- Guide Min Income Dual £32.4k | Single £38.6k
- Approx. 471 Sqft Gross Internal Area
- Bedroom with Walk-In Wardrobe
- Short Walk from Kingston Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 50% share. Full market value £280,000). A rare chance to buy a shared-ownership property in this desirable area. Hawker Court is on quiet road just a short walk from the great range of stores, restaurants, cafes and other amenities in the centre of Kingston. Only slightly further away are the beautiful, open spaces of Hampton Court/Bushy Park and Richmond Park. The south-facing flat is on the ground floor with a private entrance. There is a good-sized reception room, a semi-open-plan kitchen with breakfast bar, a simple, white-tiled bathroom and a bedroom with walk-in wardrobe. The flat comes with two permits for use in the car park to the rear of the block. Alternatively, the Kingston and Norbiton railway stations are both within easy reach.

Housing Association: A2Dominion.

Tenure: Leasehold (198 years from 25/03/1988).

Minimum Share: 50% (£140,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £250.10 per month (subject to annual review).

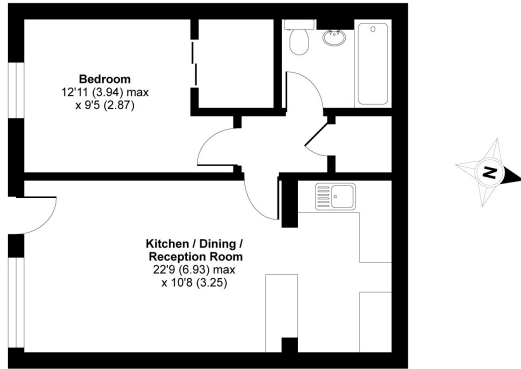
Service Charge: £62.55 per month (subject to annual review).

Ground Rent: £100.00 for the year.

Guideline Minimum Income: Dual £32,400 | Single £38,600 (based on minimum share and 10% deposit).

Council Tax: Band C, Royal (London) Borough of Kingston upon Thames. 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.



GROUND FLOOR

DIMENSIONS

GROUND FLOOR

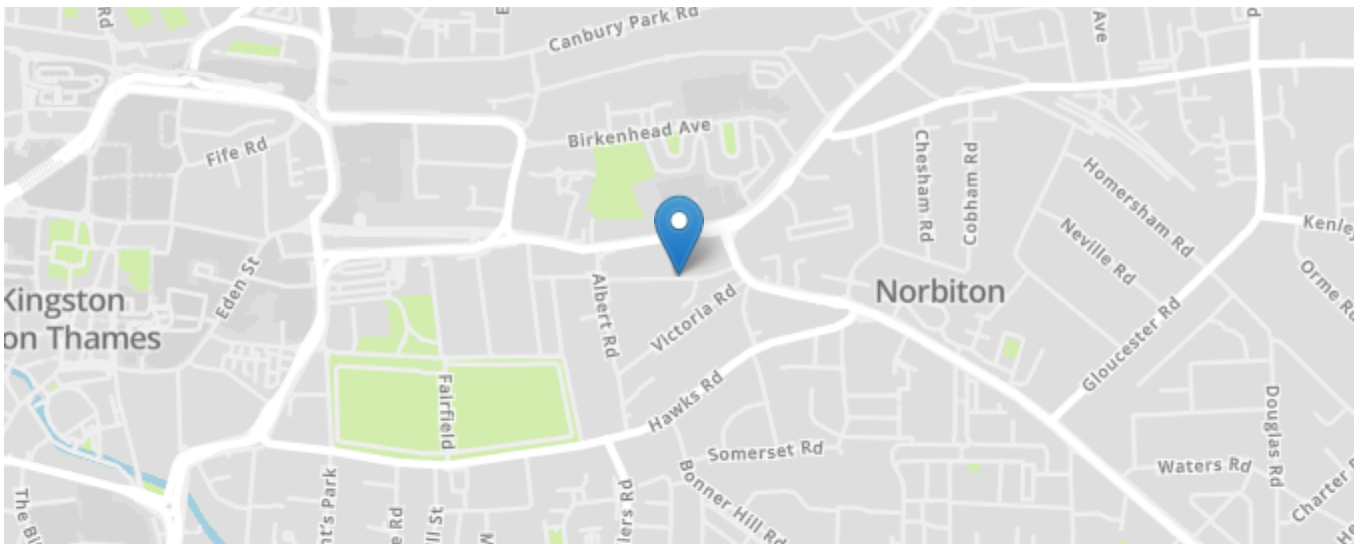
Reception
22' 9" max. x 10' 8" (6.93m x 3.25m)

Kitchen
included in reception measurement

Bedroom
12' 11" max. x 9' 5" (3.94m x 2.87m)

Bathroom

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	80
(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.