

## £115,000 Shared Ownership

Blue Bell Court, Kent, Sovereign Way Tonbridge TN9 1FU



- Guideline Minimum Deposit £11,500
- Top Floor (building has a lift)
- Open-Plan Kitchen/Reception Room
- Close to Town Centre
- Guide Min Income Dual £38.3k | Single £44.5k
- Approx. 609 Sqft Gross Internal Area
- Very Good Energy-Efficiency Rating
- Short Walk from Tonbridge Station

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 50% share. Full market value £230,000). This smartly-presented apartment is on the top floor ('third', due to a raised 'ground floor') and provides over six hundred square foot of space. The reception room has attractive flooring and is open-plan to a generously-sized kitchen area with integrated appliances. The large bedroom includes a fitted wardrobe and a storage/utility cupboard has been provided in the entrance hallway. Modern insulation standards, high performance glazing and a communal heating and hot water system make for a very good energy-efficiency rating. Blue Bell Court is in an exceptionally convenient location with a Waitrose opposite and a wide range of other shops and amenities on or around the nearby High Street. Tonbridge Railway Station is only a short walk away.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years less 3 days from 01/01/2014).

**Minimum Share:** 50% (£115,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £348.85 per month (subject to annual review).

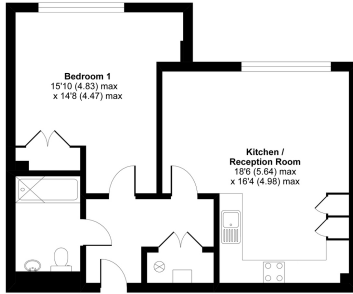
**Service Charge:** £257.49 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £38,300 | Single - £44,500 (based on minimum share and 10% deposit)

**Council Tax:** Band C, Tonbridge & Malling 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. Pets not permitted (except assistance animals). There is no parking space offered with this property.

**Sovereign Way, Tonbridge, TN9**  
Approximate Area = 609 sq ft / 56.5 sq m  
For identification only - Not to scale



THIRD FLOOR

Plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) (Professional). © Urban Moves. RSP: 03889

## DIMENSIONS

### THIRD FLOOR

#### Entrance Hall

#### Reception

18' 6" max. x 16' 4" max. (5.64m x 4.98m)

#### Kitchen

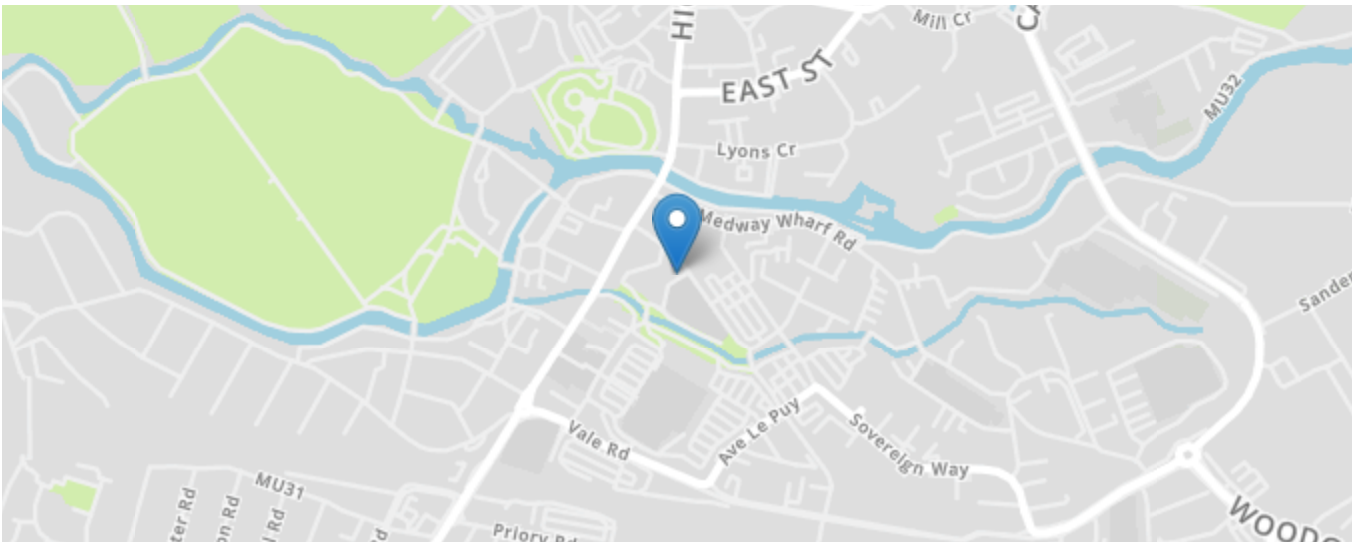
included in reception measurement

#### Bedroom

15' 10" max. x 14' 8" max. (4.83m x 4.47m)

#### Bathroom

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	82	82
(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	



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.