

## £105,000 Shared Ownership

Mountbatten House, 30 Scotland Green Road, Enfield, London EN3 4RY



- Guideline Minimum Deposit £10,500
- First Floor
- Reception Room with Bay Window
- Allocated Parking Space
- Guide Min Income Dual £23.5k | Single £28.9k
- Approx. 476 Sqft Gross Internal Area
- Good-Sized, Naturally-Lit Kitchen
- Short Walk from Ponders End Station

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 50% share. Full market value £210,000). This one-bedroom flat is just a short walk from Ponders End Railway Station, which provides access to Greater Anglia services between Hertford East and Liverpool Street. The property is on the first floor of a four-storey block and offers well-proportioned accommodation but would benefit from some modernisation. The reception room features an east-facing bay window and an archway that leads through to a good-sized and naturally-lit kitchen. There is a spacious bedroom, a good-sized bathroom and a pair of storage/utility cupboards in the entrance hallway. To the rear of the building is a pleasant area of communal lawn and a car park which includes a space allocated to this flat. A gate leads from the development into Ponders End Park, there is a Tesco Extra within comfortable walking distance and Southbury Station (London Overground) offers an alternative public transport option.

**Housing Association:** Clarion.

**Tenure:** Leasehold (new 125 year lease from completion of sale).

**Minimum Share:** 50% (£105,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £188.61 per month (subject to annual review).

**Service Charge:** £83.07 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £23,500 | Single - £28,900 (based on minimum share and 10% deposit).

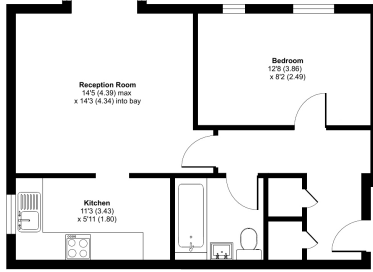
**Council Tax:** Band B, London Borough of Enfield. Priority is given to applicants living and/or working in this local authority.

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

Scotland Green Road, Enfield, EN3

Approximate Area = 476 sq ft / 44.2 sq m  
For identification only - Not to scale



Surveyed Property Measure Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) (Residential) - 1st Edition 2012. Produced for Urban Moves. REF: 1183132

### FIRST FLOOR

#### Entrance Hallway

#### Reception Room

14' 5" max. x 14' 3" into bay (4.39m x 4.34m)

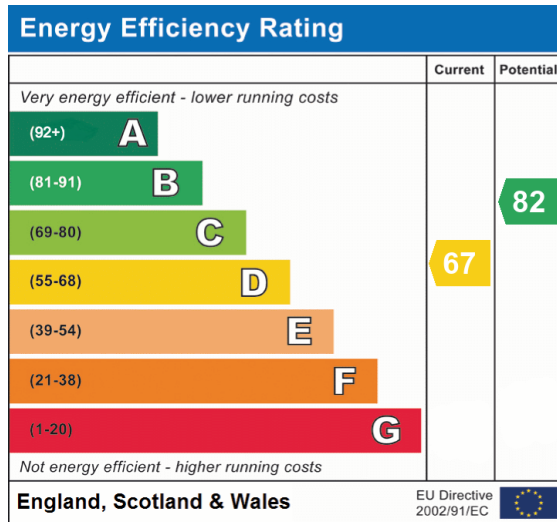
#### Kitchen

11' 3" x 5' 11" (3.43m x 1.80m)

#### Bedroom

12' 8" x 8' 2" (3.86m x 2.49m)

#### 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.