

£91,000 Shared Ownership

Southfields Way, Harrietsham, Maidstone, Kent ME17 1GE



- Guideline Minimum Deposit £9,100
- Ground Floor with Balcony/Patio Area
- Open Plan Kitchen/Reception Room
- Parking Space
- Guide Min Income Dual £29.4k | Single £35.7k
- Approx. 679 Sqft Gross Internal Area
- Very Good Energy-Efficiency Rating
- Short Walk from Harrietsham Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £260,000). A smartly-presented flat on the ground floor of a recently-built development. The property has a twenty-five-foot, dual-aspect reception room with open-plan kitchen area featuring white units and contrasting worktops. Double doors lead out onto a south-east-facing balcony/patio area. There are two good-sized double bedrooms, a stylish, naturally-lit bathroom and a large storage/utility cupboard in the spacious entrance hall. Well insulated walls and floor, high performance glazing and gas central heating make for a very good energy-efficiency rating. The flat comes with use of an allocated parking space plus Harrietsham Railway Station, for services between Ashford and London Victoria, is just a short walk away. Maidstone town centre can also be easily reached via bus.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 24/06/2017).

Minimum Share: 35% (£91,000). The housing association will expect that you will purchase the largest share affordable.

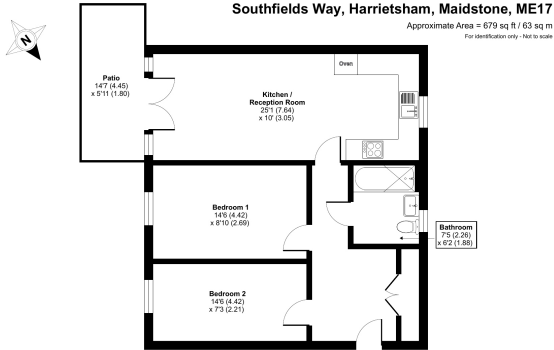
Shared Ownership Rent: £446.75 per month (subject to annual review).

Service Charge: £76.91 per month (subject to annual review).

Guideline Minimum Income: Dual - £29,400 | Single - £35,700 (based on minimum share and 10% deposit).

Council Tax: Band C, Maidstone 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).



Approved by the National Trading Standards Association (NTSA) in accordance with the Property Measurement Standards (PMS) for Residential Property. Produced by Urban Moves. REF: 119 042

DIMENSIONS

GROUND FLOOR

Entrance Hall

Reception

25' 1" x 10' 0" (7.65m x 3.05m)

Kitchen

included in reception measurement

Patio

14' 7" x 5' 11" (4.45m x 1.80m)

Bedroom 1

14' 6" x 8' 10" (4.42m x 2.69m)

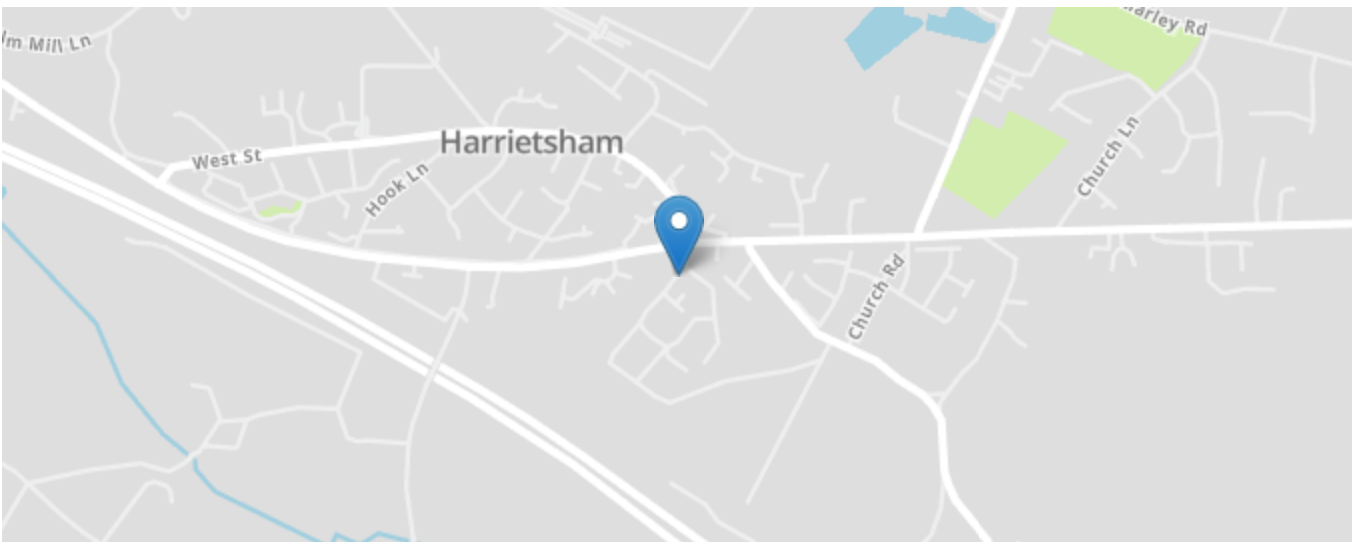
Bedroom 2

14' 6" x 7' 3" (4.42m x 2.21m)

Bathroom

7' 5" x 6' 2" (2.26m x 1.88m)

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