

## £120,000 Shared Ownership

Blackberry Court, Queen Mary Avenue, London E18 2GF



- Guideline Minimum Deposit £12,000
- Second Floor (building has a lift)
- Dual Aspect Kitchen/Reception Room
- Parking Space
- Guide Min Income Dual £49.3k | Single £56.4k
- Approx. 689 Sqft Gross Internal Area
- Balcony
- Short Walk from South Woodford Station

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 30% share. Full market value £400,000). This two-bedroom apartment is on the second floor (building has a lift) and appears to have been very well looked after by the current owners. The property features a twenty-two-foot, dual-aspect reception room with open-plan kitchen area and access to a good-sized balcony. The bedrooms are both spacious doubles and there is an attractive bathroom. Well insulated walls and modern double glazing make for a good energy-efficiency rating. South Woodford Station (Central Line) is only a short walk away and there are a wide range of shops, including a Waitrose, M&S Foodhall and large Sainsbury's, along the route. The apartment comes with a space in the gated car park.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 01/04/2008).

**Minimum Share:** 30% (£120,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £699.91 per month (subject to annual review).

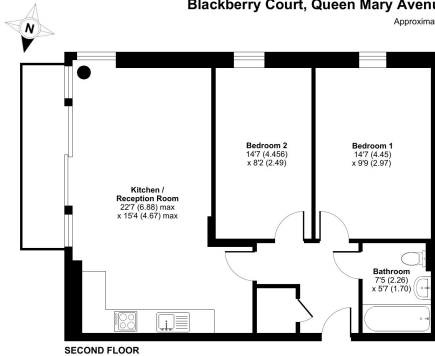
**Service Charge:** £152.83 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £49,300 | Single - £56,400 (based on minimum share and 10% deposit).

**Council Tax:** Band D, London Borough of Redbridge. 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).

**Blackberry Court, Queen Mary Avenue, London, E18**  
Approximate Area = 689 sq ft / 64 sq m  
For identification only - Not to scale



Plan plan produced in accordance with RICS Property Measurement (2nd Edition), incorporating International Property Measurement Standards (IPMS Residential), Copyright 2014. Produced by Urban Moves, REF: 1011366

## DIMENSIONS

### SECOND FLOOR

#### Entrance Hall

#### Reception

22' 7" max. x 15' 4" max. (6.88m x 4.67m)

#### Balcony

#### Kitchen

included in reception measurement


#### Bedroom 1

14' 7" x 9' 9" (4.45m x 2.97m)

#### Bedroom 2

14' 7" x 8' 2" (4.45m x 2.49m)

#### Bathroom

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>78</b>	<b>84</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.