

£91,000 Shared Ownership

Iron House, 31 Avebury Avenue, Tonbridge, Kent TN9 1TL



- Guideline Minimum Deposit £9,100
- Ground Floor
- South Facing Balcony
- Parking Space
- Guide Min Income Dual £29.9k | Single £36.1k
- Approx. 538 Sqft Gross Internal Area
- Very Good Energy-Efficiency Rating
- Minutes from Tonbridge Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £260,000). This generously-sized, one-bedroom flat is on the ground floor and has a dual-aspect reception room with herringbone flooring and a door that leads out to a south-facing balcony. The semi-open-plan kitchen is attractive and modern, the bathroom sleek and spacious and the bedroom gets plenty of natural light thanks to near-full-height windows. A pair of storage/utility cupboards have been provided in the entrance hallway and well insulated walls and floor, gas central heating and high performance glazing all contribute towards a very good energy-efficiency rating. Iron House is close to the centre of town, the eastern end of Avebury Avenue connecting with the main high street. The property comes with use of a parking space plus Tonbridge Railway Station, for services to a number of destinations including in to London Bridge/Waterloo East/Charing Cross, is just a few minutes walk away.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/02/2018).

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

Shared Ownership Rent: £428.79 per month (subject to annual review).

Service Charge: £106.05 per month (subject to annual review).

Ground Rent: £100.00 for the year.

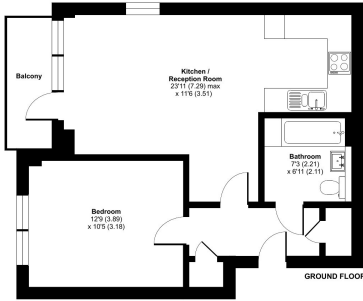
Guideline Minimum Income: Dual - £29,900 | Single - £36,100 (based on minimum share and 10% deposit).

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).



Avebury Avenue, Tonbridge, TN9
Approximate Area = 538 sq ft / 50 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS) (November), © Urbanmoves 2024. Produced for Urban Moves, 887, 1255279

DIMENSIONS

GROUND FLOOR

Entrance Hallway

Reception

23' 11" max. x 11' 6" (7.29m x 3.51m)

Balcony

Kitchen

included in reception measurement

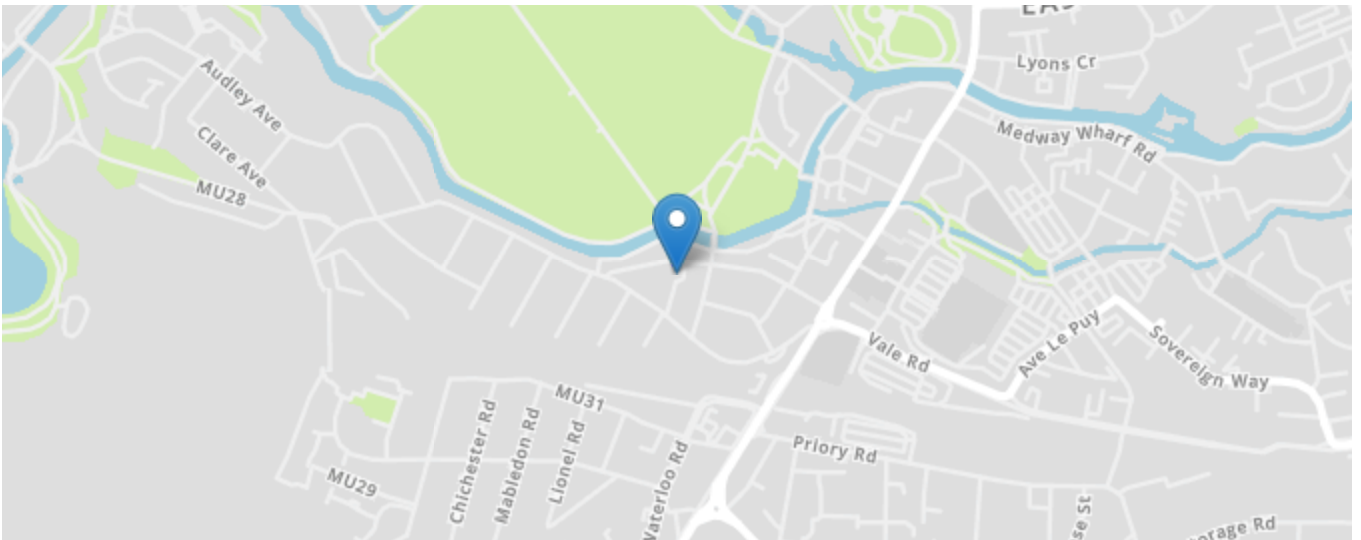
Bedroom

12' 9" x 10' 5" (3.89m x 3.17m)

Bathroom

7' 3" x 6' 11" (2.21m x 2.11m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	82	82
(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.