

£130,000 Shared Ownership

Charles Newell Court, 17 Violet Road, London E3 3XH



- Guide Dual Income £81.9k 10% deposit £13k
- Second Floor (building has a lift)
- Bathroom plus En-Suite Shower Room
- Minutes from Devons Road DLR
- Guide Single Income £90k 25% deposit £32.5k
- Approx. 926 Sqft Gross Internal Area
- Balcony Overlooking Communal Garden
- Short Walk from Bromley-by-Bow Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £520,000). A rare chance to buy a three-bedroom, shared-ownership apartment. The smartly-presented property is on the second floor of a modern development just to the north of Limehouse Cut. Internal features include a semi-open-plan kitchen with sleek units and integrated appliances. A glazed door leads from the living area out onto an east-facing balcony which overlooks the attractive communal garden. There is a main bedroom with fitted wardrobe and en-suite shower room plus a generously-sized second bedroom, a third bedroom/home office and a stylish bathroom. A large storage/utility cupboard has been provided in the entrance hallway and well insulated walls, high performance glazing and a communal heating/hot water system make for a very good energy-efficiency rating. The development has a concierge and is just minutes from Devons Road DLR, convenient for access to Canary Wharf or Westfield Stratford. Bromley-by-Bow Station (District/Hammersmith & City Lines) is within easy walking distance, as are a range of shops, pubs and coffee shops. There are also a number of well-thought-of schools in the local area.

Housing Association: Peabody.

Tenure: Leasehold (125 years from 25/12/2016).

Minimum Share: 25% (£130,000).

Shared Ownership Rent: £1380.80 per month (subject to annual review).

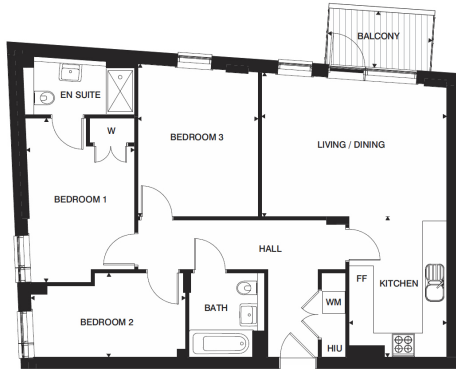
Service Charge: £232.25 per month (subject to annual review).

Ground Rent: £450.00 for the year.

Guideline Minimum Income: Dual - £TBC (based on minimum share and 10% deposit) | Single - £TBC (minimum share, 25% deposit).

Council Tax: Band E, London Borough of Tower Hamlets. 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.



DIMENSIONS

SECOND FLOOR

Entrance Hall

Kitchen Area

8' 7" x 12' 3" (2.62m x 3.73m)

Living / Dining Area

16' 3" x 12' 7" max. (4.95m x 3.84m)

Balcony

9' 2" x 4' 11" (2.79m x 1.50m)

Bedroom 1

9' 6" max. x 14' 4" max. (2.90m x 4.37m)

En-Suite Shower Room


Bedroom 2

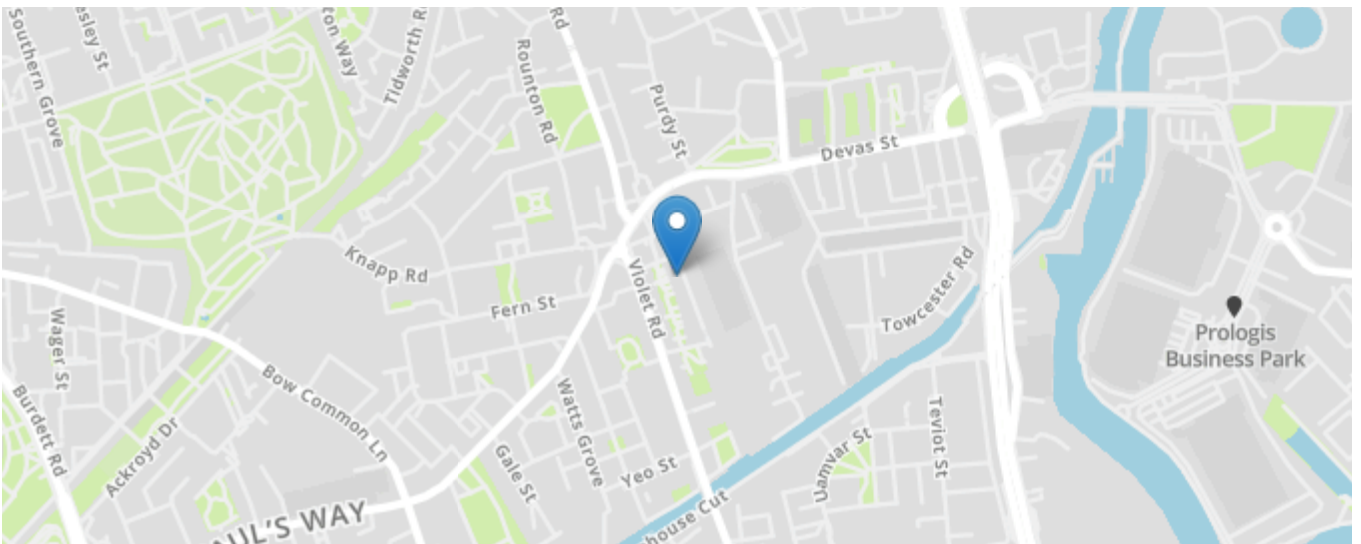
13' 7" max. x 7' 4" max. (4.14m x 2.24m)

Bedroom 3

10' 7" x 13' 4" max. (3.23m x 4.06m)

Bathroom

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	86	86
(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.