

## £112,000 Shared Ownership

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



- Guideline Minimum Deposit £11,200
- First Floor (building has a lift)
- Very Good Energy-Efficiency Rating
- Parking Space
- Guide Min Income Dual £41.5k | Single £47.8k
- Approx. 764 Sqft Gross Internal Area
- Corner Balcony
- Minutes from Tonbridge Station

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 35% share. Full market value £320,000). An attractive, first-floor flat which has a spacious, dual-aspect reception room with herringbone flooring and an open-plan kitchen area. A glazed door leads out onto a corner balcony. Both the main bedroom and second bedroom are generously-sized doubles and the hallway provides built-in storage space as well as access to the stylish bathroom. The energy-efficiency rating is very good, thanks to well insulated walls and floor, high performance glazing and a modern gas central heating system. Iron House is close to the centre of town, the eastern end of Avebury Avenue connecting with the main high street. There are several schools Ofsted-rated either 'Good' or 'Outstanding' in the local area. 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. The development has a car park which includes an allocated space for this flat.

**Housing Association:** Clarion.

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

**Minimum Share:** 35% (£112,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £595.63 per month (subject to annual review).

**Service Charge:** £109.78 per month (subject to annual review).

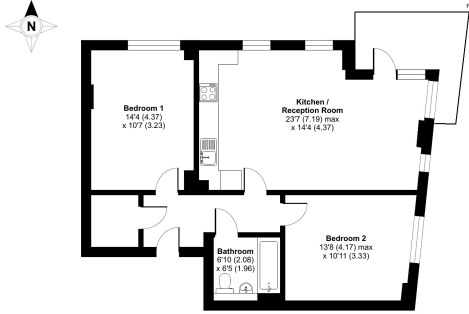
**Ground Rent:** £150.00 for the year.

**Guideline Minimum Income:** Dual - £41,500 | Single - £47,800 (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 = 764 Sq Ft / 70.9 Sq m  
For identification only - Not to scale



FIRST FLOOR  
Floor plan produced in accordance with RICS Property Measurement (2nd Edition),  
Incorporating International Property Measurement Standards (IPMS) Requirements. © Urban Moves 2024.  
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## DIMENSIONS

### FIRST FLOOR

#### Entrance Hallway

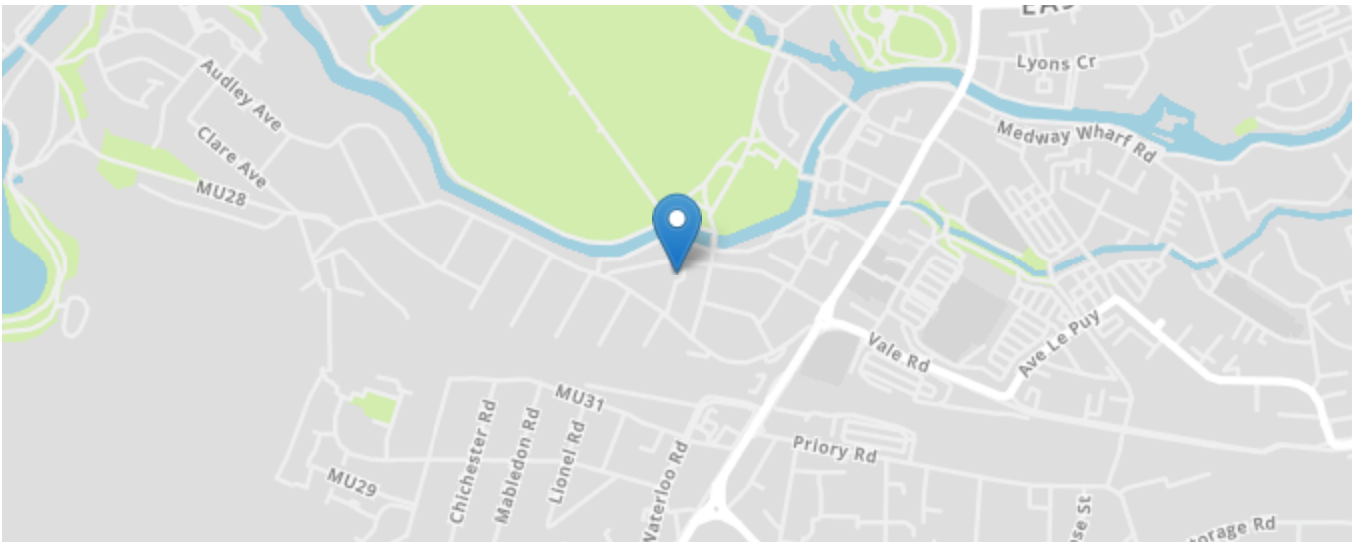
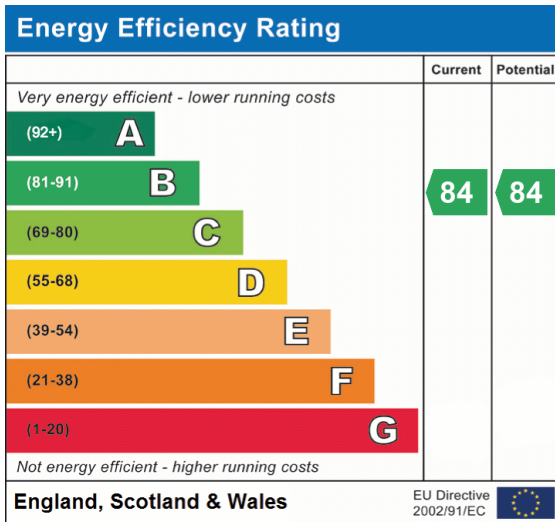
**Reception**  
23' 7" max. x 14' 4" (7.19m x 4.37m)

**Kitchen**  
included in reception measurement

**Bedroom 1**  
14' 4" x 10' 7" (4.37m x 3.23m)

**Bedroom 2**  
13' 8" max. x 10' 11" (4.17m x 3.33m)

**Bathroom**  
6' 10" x 6' 5" (2.08m x 1.96m)



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.