

£52,500 Shared Ownership

Emma House, 2 Market Link, Romford, London RM1 1XJ



- Guideline Minimum Deposit £5,250
- Seventh Floor (building has a lift)
- Modern Double Glazing and Gas Central Heating
- Shopping Centre and Other Amenities Nearby
- Guide Min Income Dual £24.2k | Single £30k
- Approx. 492 Sqft Gross internal Area
- Near-Full-Width Balcony
- Short Walk from Romford Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £210,000). A modern, one-bedroom apartment in the historic market town of Romford. The property is on the seventh floor and the elevation allows a far-reaching view of the surrounding area from the near-full-width balcony. The kitchen is semi-open-plan to the reception room, there is a good-sized bedroom and a pair of storage/utility cupboards have been provided in the entrance hallway. A new gas boiler was installed in 2022 which, combined with well insulated walls and modern double glazing, makes for a good energy-efficiency rating. Emma House is close to the main shopping district and only a short walk from Romford Station (for Elizabeth Line plus London Overground services). The attractive, green spaces of Raphael Park/Lodge Farm Park are within easy reach.

Housing Association: A2Dominion.

Tenure: Leasehold (125 years from 23/12/2009).

Minimum Share: 25% (£52,500). The housing association will expect that you will purchase the largest share affordable.

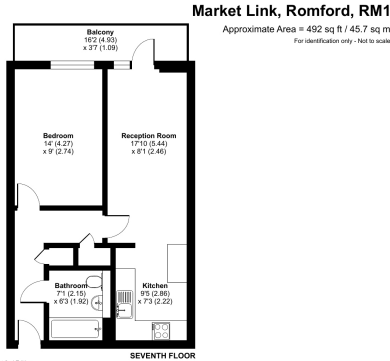
Shared Ownership Rent: £405.09 per month (subject to annual review).

Service Charge: £198.38 per month (subject to annual review).

Guideline Minimum Income: Dual - £24,200 | Single - £30,000 (based on minimum share and 10% deposit).

Council Tax: Band C, London Borough of Havering. 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.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) Requirements. © Urban Moves 2020. Produced for Urban Moves. REF: 1228105

DIMENSIONS

SEVENTH FLOOR

Entrance Hallway

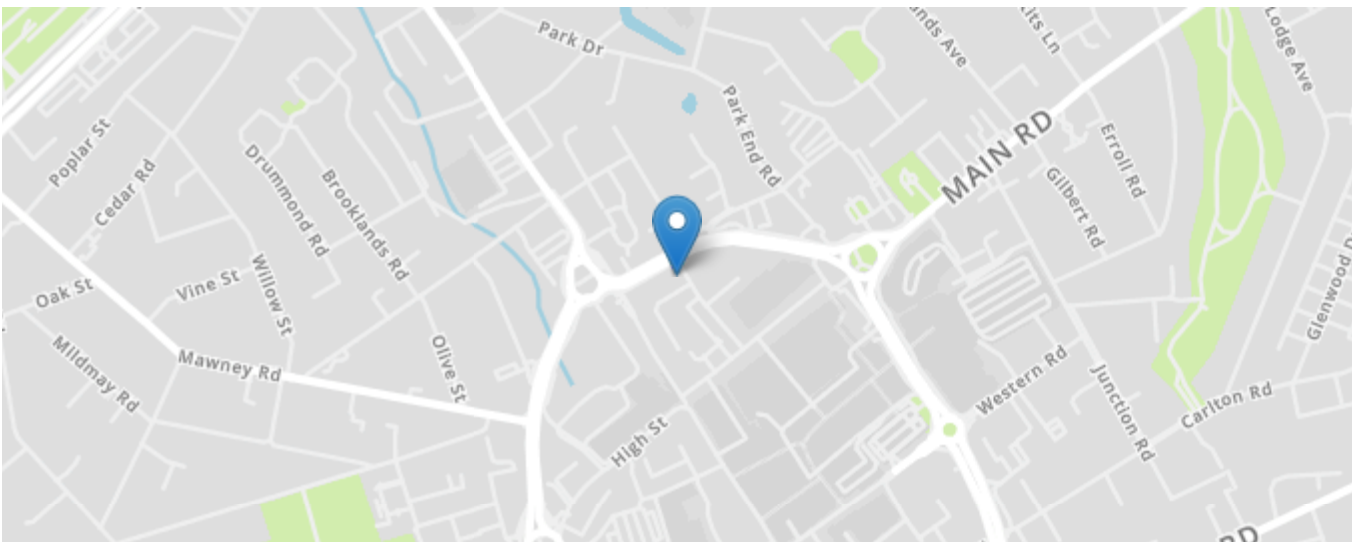
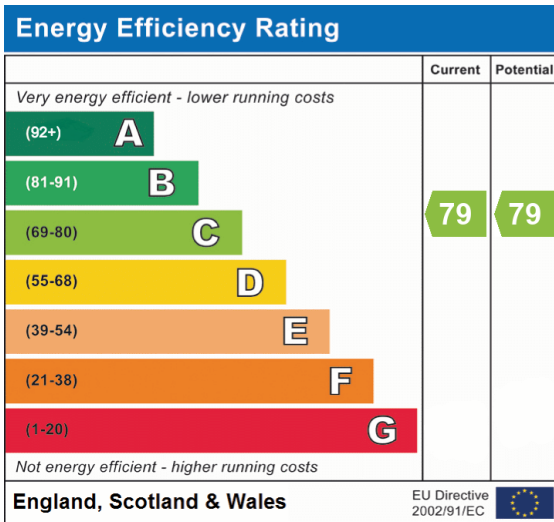
Bathroom
7' 1" x 6' 3" (2.16m x 1.91m)

Bedroom
14' 0" x 9' 0" (4.27m x 2.74m)

Reception Room
17' 10" x 8' 1" (5.44m x 2.46m)

Kitchen
9' 5" x 7' 3" (2.87m x 2.21m)

Balcony
16' 2" x 3' 7" (4.93m x 1.09m)



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.