

## £69,000 Shared Ownership

Harvey House, 103 Magnetic Crescent, Enfield, London EN3 7FA



- Guideline Minimum Deposit £6,900
- First Floor
- Very Good Energy-Efficiency Rating
- Parking Space
- Guide Min Income Dual £25k | Single £29.4k
- Approx. 517 Sqft Gross Internal Area
- Balcony
- Short Walk from Enfield Lock Station

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 30% share. Full market value £230,000). This smartly-presented apartment is on the first floor and has a reception room with wood flooring and a south-facing balcony which offers a view of the communal garden. The semi-open-plan kitchen features sleek, cream-coloured units, contrasting worktops and pencil-mosaic tiles. There is a good-sized bedroom with fitted wardrobe, a simple yet stylish bathroom and a pair of built-in storage/utility cupboards have been provided. Well insulated walls, modern double glazing and gas central heating make for a very good energy-efficiency rating. The property comes with a space in the gated car park plus use of the communal cycle store. Enfield Lock Station, for rail services in to Liverpool Street, is also just a short walk away.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 01/04/2011).

**Minimum Share:** 30% (£69,000). The housing association will expect that you will purchase the largest share affordable.

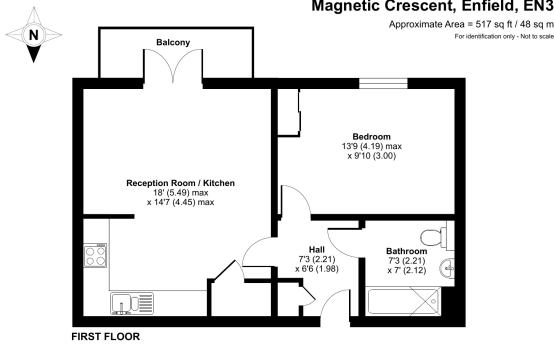
**Shared Ownership Rent:** £358.25 per month (subject to annual review).

**Service Charge:** £135.53 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £25,000 | Single - £29,400 (based on minimum share and 10% deposit).

**Council Tax:** Band C, London Borough of Enfield. 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).



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential), © Urbanmoves 2022. Produced for Urban Moves. REF: 1220096

## DIMENSIONS

### FIRST FLOOR

#### Entrance Hall

7' 3" max. x 6' 6" max. (2.21m x 1.98m)

#### Reception

18' 0" max. x 14' 7" max. (5.49m x 4.45m)

#### Balcony

#### Kitchen

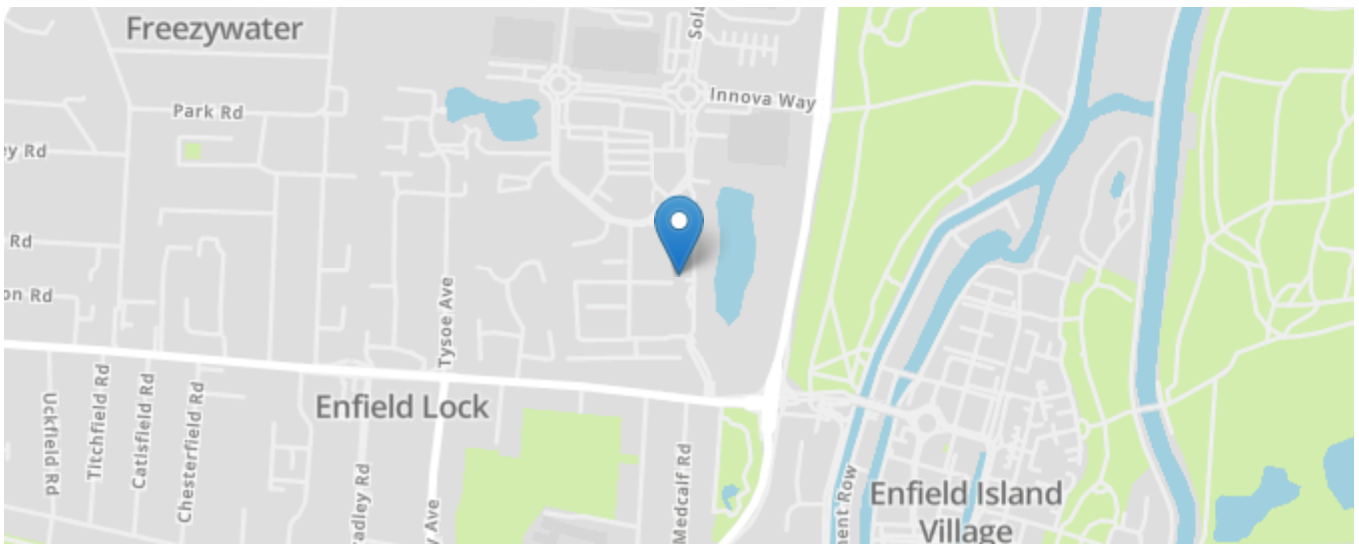
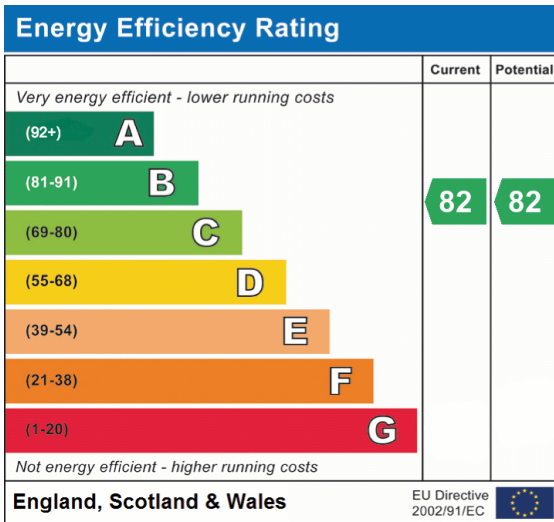
included in reception measurement

#### Bedroom

13' 9" max. x 9' 10" (4.19m x 3.00m)

#### Bathroom

7' 3" x 7' 0" (2.21m x 2.13m)



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.