

## £152,500 Shared Ownership

Blackberry Court, Queen Mary Avenue, London E18 2GF



- Guideline Minimum Deposit £15,250
- Fifth Floor (building has a lift)
- Open Plan Kitchen/Reception Room
- Balcony
- Guide Min. Income - Dual £43.3k | Single £49.6k
- Approx. 545 Sqft Gross Internal Area
- Large Bedroom
- Short Walk from South Woodford Station

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 50% share. Full market value £305,000). This smartly-presented apartment is on the fifth floor and has a reception room with open-plan kitchen area featuring tiled floor and sleek, white units. A sliding door leads out onto a balcony with the elevation allowing a view over the top of some of the neighbouring blocks. The twenty-foot bedroom has plenty of wardrobe space and there is an attractive bathroom. Well insulated walls and modern double glazing make for a good energy-efficiency rating. South Woodford Station (Central Line) is only a short walk away and there are a wide range of shops, including a Waitrose, M&S Simply Food and large Sainsbury's, along the route.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 01/04/2008).

**Minimum Share:** 50% (£152,500). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £368.09 per month (subject to annual review).

**Service Charge:** £147.55 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £43,300 | Single - £49,600 (based on minimum share and 10% deposit).

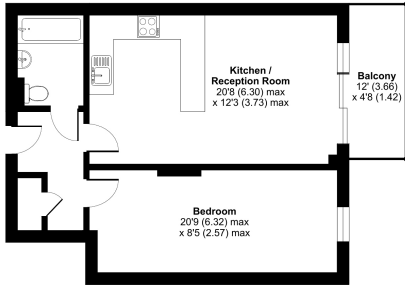
**Council Tax:** Band C, London Borough of Redbridge. Priority is given to applicants living and/or working in this local authority.

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.



**Queen Mary Avenue, London, E18**

Approximate Area = 545 sq ft / 50.6 sq m  
for identification only - Not to scale



**FIFTH FLOOR**

Plan produced in accordance with RICS Property Measurement Standards incorporating International Energy Measurement Standards (IPMS) (Woodward, 2018) (Urbanmoves Ltd)

## DIMENSIONS

### FIFTH FLOOR

#### Entrance Hall

#### Reception

20' 8" max. x 12' 3" max. (6.30m x 3.73m)

#### Kitchen

included in reception measurement

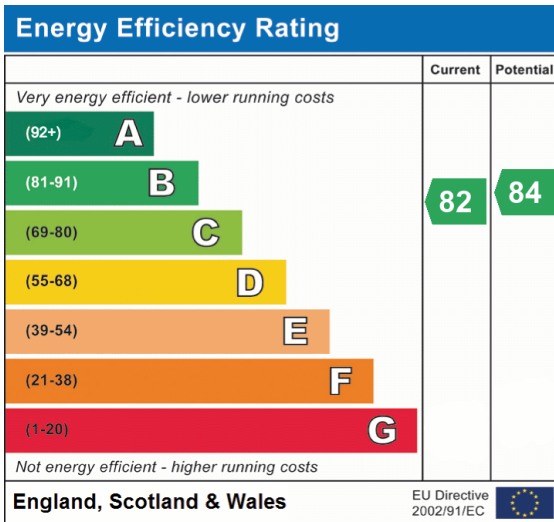
#### Balcony

12' 0" x 4' 8" (3.66m x 1.42m)

#### Bedroom

20' 9" max. x 8' 5" (6.32m x 2.57m)

#### Bathroom



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.