

£154,000 Shared Ownership

Edington Way, Kings Hill, West Malling, Kent ME19 4SW



- Guideline Minimum Deposit £15,400
- Two Storey, Two Bedroom, Semi Detached House
- Bathroom, Shower Room and Downstairs W.C.
- Front and Rear Gardens
- Guide Min Income Dual £50.6k | Single £58k
- Approx. 882 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Allocated Parking Bay

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £385,000). This smartly-presented, semi-detached property has an attractive kitchen with large, south/south-west-facing window providing plenty of natural light. There is a ground-floor WC and a large storage/utility cupboard accessible from the hallway. The spacious reception room features patio doors that open onto the neatly-kept rear garden which can also be reached via a side gate. Upstairs, on the first floor of the house, is a main bedroom with fitted wardrobe and en-suite shower room plus a generously-sized second double bedroom and a stylish bathroom. Well insulated walls, roof and floor, high performance glazing and a modern gas central heating system all contribute towards a very good energy efficiency rating. The property also has a small, front garden and comes with an allocated parking space.

Kings Hill is a 'new' village approximately six miles to the west of Maidstone. Work began in 1989 to turn an area that had previously been both royal hunting ground and RAF airfield into a desirable place to live. There are a pair of supermarkets plus a Little Waitrose, a selection of other amenities close by and a choice of three primary schools, all Ofsted-rated either 'Good' or 'Outstanding'.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/09/2020).

Minimum Share: 40% (£154,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £630.27 per month (subject to annual review).

Service Charge: £58.68 per month (subject to annual review).

Guideline Minimum Income: Dual - £50,600 | Single - £58,000 (based on minimum share and 10% deposit).

Council Tax: Band D, Tonbridge and 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.

DIMENSIONS

GROUND FLOOR

Entrance Hall

Kitchen

12' 0" x 6' 11" (3.66m x 2.11m)

W.C.

Reception Room

14' 5" max. x 13' 3" max. (4.39m x 4.04m)

FIRST FLOOR

Bedroom 1

14' 10" max. x 10' 11" max. (4.52m x 3.33m)

En-Suite Shower Room

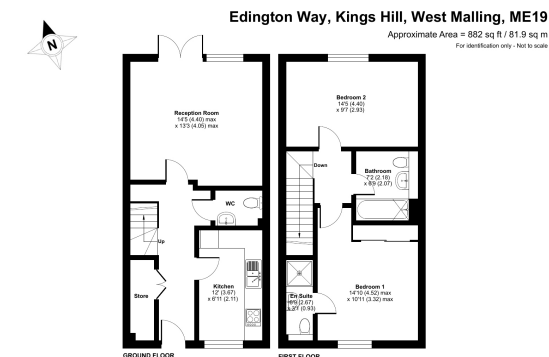
8' 9" x 3' 1" (2.67m x 0.94m)

Bedroom 2

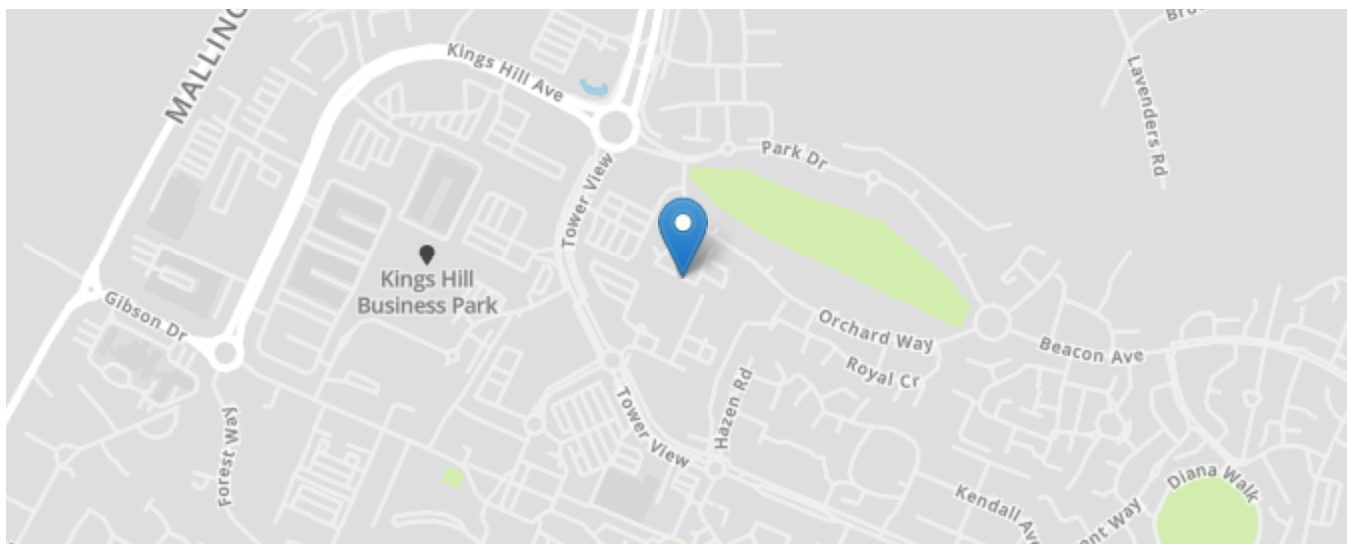
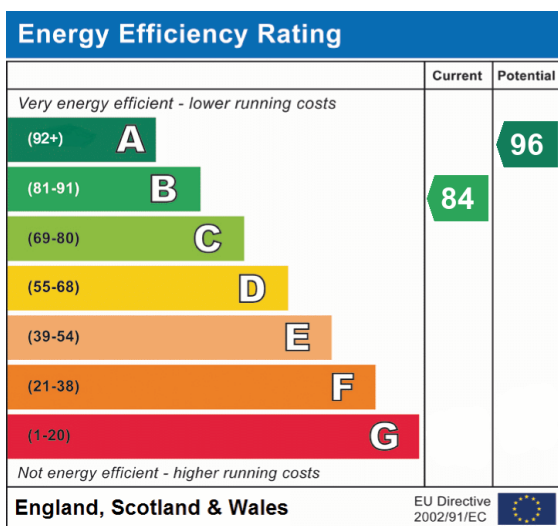
14' 5" x 9' 7" (4.39m x 2.92m)

Bathroom

7' 2" max. x 6' 9" max. (2.18m x 2.06m)



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) Residential. © Urbanmoves Ltd. Produced for Urbanmoves. REF: 1225455



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.