

## Shared Ownership

28 Blueberry Court, Lowen Road, Rainham, London, RM13 8JN



- Guideline Minimum Deposit £11,200
- Ground Floor with Private Entrance
- Open Plan Kitchen/Reception Room
- South/South-East-Facing Patio
- Guide Min Income Dual £33.4k | Single £39.7k
- Approx. 655 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Parking Space

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £280,000). Access to this flat is via a gated, south/south-east-facing terrace leading to the main door and entrance hallway. Internal features include a twenty-five-foot reception room with attractive, open-plan kitchen area. There is a good-sized bedroom and a spacious and stylish bathroom. A pair of built-in storage/utility cupboards have been provided and well insulated walls and floor, high performance glazing and a communal heating/hot water system all contribute towards a very good energy-efficiency rating. The flat comes with use of an allocated parking space and the A13 offers a direct route into central London or out to the M25. Rainham town centre and railway station can also be easily reached by bus or bike and nearby Beam Parklands Country Park provides many acres of outside space to explore. This particular property has a very low service charge, thanks to the private entrance.

**Housing Association:** Clarion.

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

**Minimum Share:** 40% (£112,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £490.21 per month (subject to annual review).

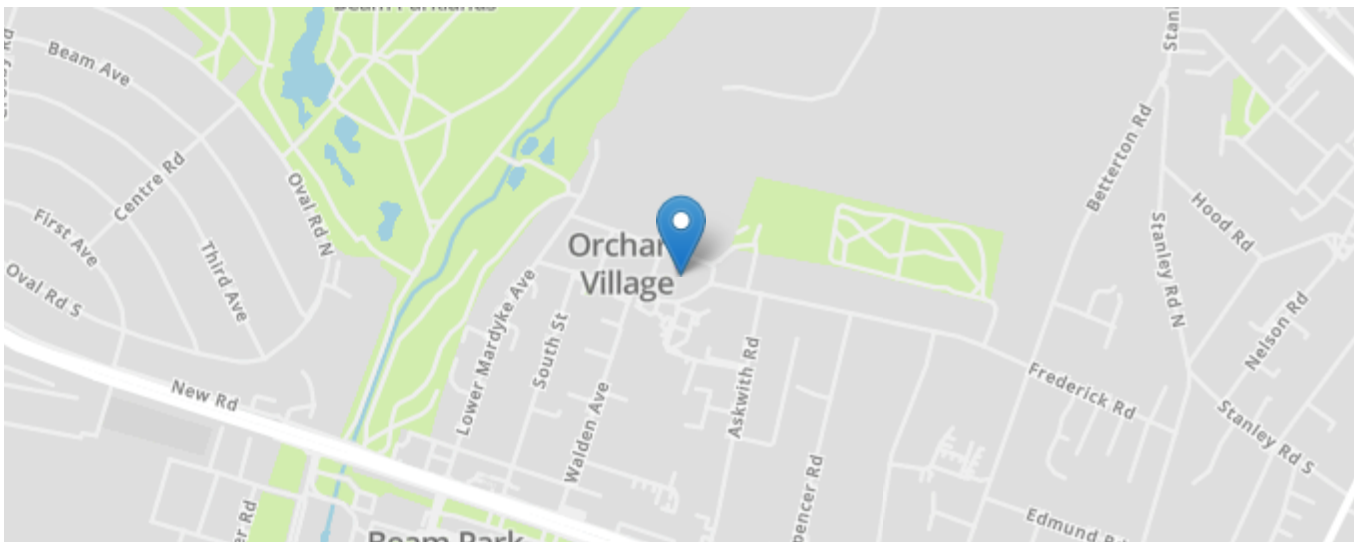
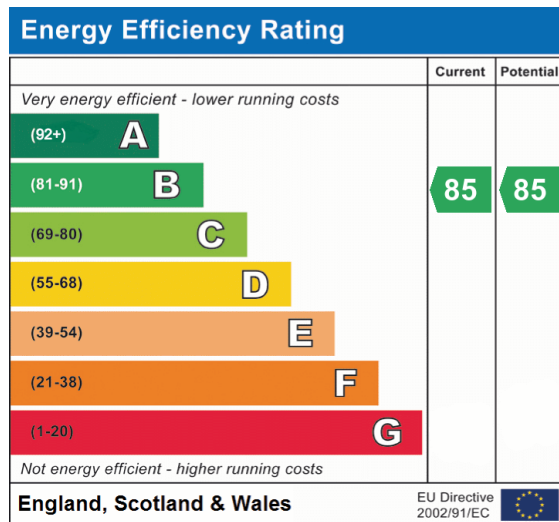
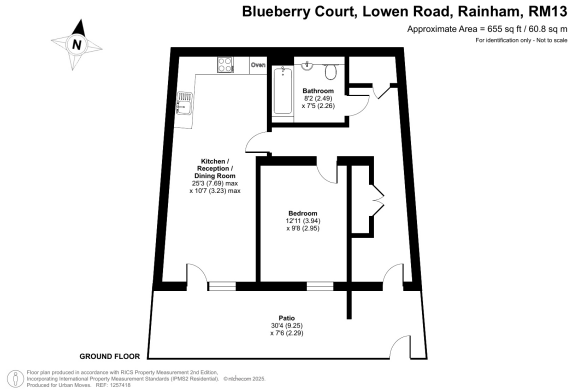
**Service Charge:** £11.33 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £33,400 | Single - £39,700 (based on minimum share and 10% deposit).

**Council Tax:** Band B, 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).

## DIMENSIONS



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.