

£95,000 Shared Ownership

Brooks Drive, Ryarsh, West Malling, Kent ME19 5GS



- Guideline Minimum Deposit £9,500
- Two Storey, Two Bedroom, Semi Detached House
- Bathroom plus Downstairs WC
- Rear Garden
- Guide Min Income Dual £45.4k | Single £51.9k
- Approx. 824 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Parking Space

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £380,000). A smartly-presented, semi-detached property that features a good-sized kitchen at the front, a ground-floor cloakroom/WC and, at the rear, a spacious reception room. Patio doors open onto a garden which can also be accessed via the side gate. Upstairs, there is a large main bedroom plus a second bedroom which, though smaller, is still a comfortable double. The bathroom is simple, sleek and modern. Well insulated walls, roof and floor, high performance glazing and gas central heating make for a very good energy-efficiency rating. The property comes with an allocated parking space and the nearby roads provide a direct route into London or towards the south/east coast.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/10/2017).

Minimum Share: 25% (£95,000). The housing association will expect that you will purchase the largest share affordable.

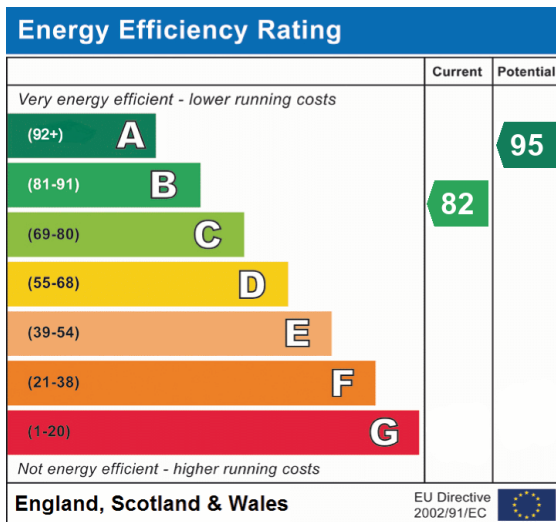
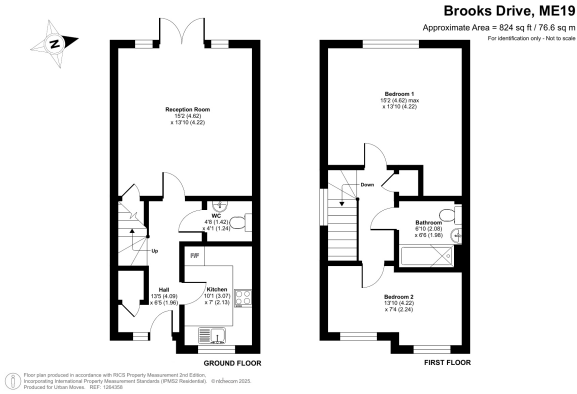
Shared Ownership Rent: £829.10 per month (subject to annual review).

Service Charge: £72.28 per month (subject to annual review).

Guideline Minimum Income: Dual - £45,400 | Single - £51,900 (based on minimum share and 10% deposit).

Council Tax: Band C, Tonbridge & 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

13' 5" max. x 6' 5" max. (4.09m x 1.96m)

Kitchen

10' 1" x 7' 0" (3.07m x 2.13m)

W.C.

4' 8" x 4' 1" (1.42m x 1.24m)

Reception Room

15' 2" x 13' 10" (4.62m x 4.22m)

FIRST FLOOR

Landing

Bedroom 1

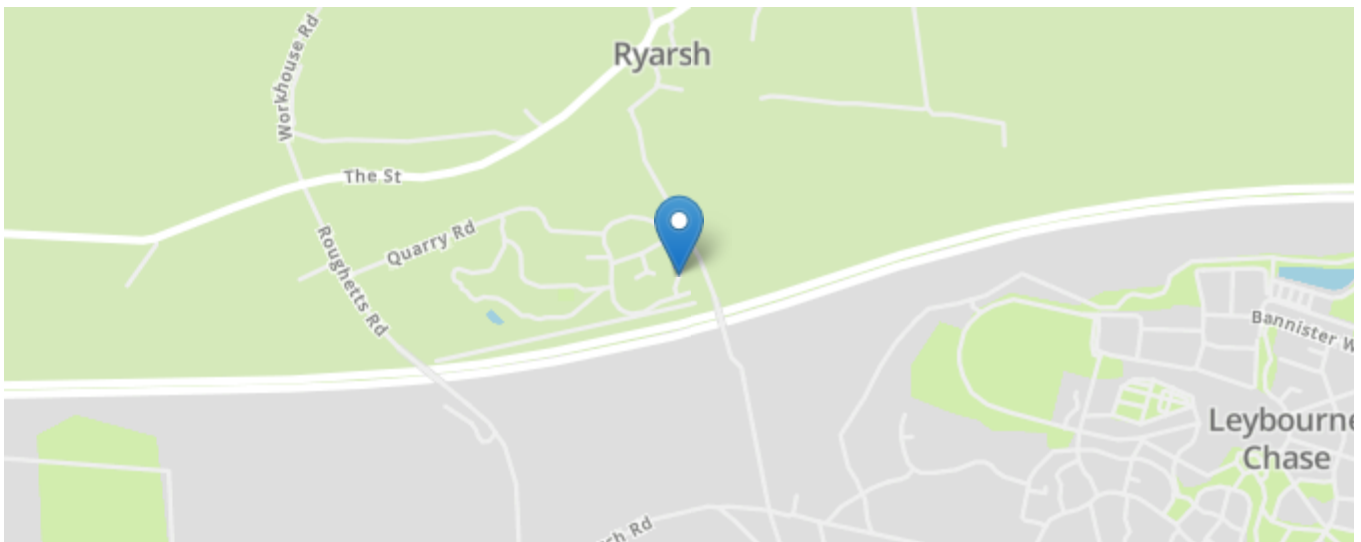
15' 2" max. x 13' 10" (4.62m x 4.22m)

Bathroom

6' 10" max. x 6' 6" max. (2.08m x 1.98m)

Bedroom 2

13' 10" x 7' 4" (4.22m x 2.24m)



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.