

## £134,000 Shared Ownership

Blueberry Court, Broadis Way, Rainham, London RM13 8JY



- Guideline Minimum Deposit £13,400
- First Floor (building has a lift)
- Open Plan Kitchen/Reception Room
- South-East-Facing Balcony
- Guide Min Income Dual £47.1k | Single £53.9k
- Approx. 802 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Parking Space

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 40% share. Full market value £335,000). This attractively-presented, first-floor property has a twenty-six-foot reception room with windows at either end and an open-plan kitchen area featuring walnut-style units. A glazed door leads out onto a large, south-east-facing balcony. There is a spacious main bedroom with built-in wardrobe plus a second comfortable double bedroom, a stylish, naturally-lit bathroom and a large hallway storage/utility cupboard. Blueberry Court is a recently-constructed development and the well insulated walls, high performance glazing and communal heating/hot water system all contribute towards a very good energy-efficiency rating. The apartment comes with use of a 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.

**Housing Association:** Clarion.

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

**Minimum Share:** 40% (£134,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £578.11 per month (subject to annual review).

**Service Charge:** £140.23 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £47,100 | Single - £53,900 (based on minimum share and 10% deposit).

**Council Tax:** Band C, 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

### FIRST FLOOR

#### Entrance Hall

12' 9" max. x 10' 11" max. (3.89m x 3.33m)

#### Bathroom

8' 5" max. x 7' 3" max. (2.57m x 2.21m)

#### Bedroom 1

14' 8" max. x 11' 11" max. (4.47m x 3.63m)

#### Bedroom 2

14' 8" max. x 9' 1" (4.47m x 2.77m)

#### Reception

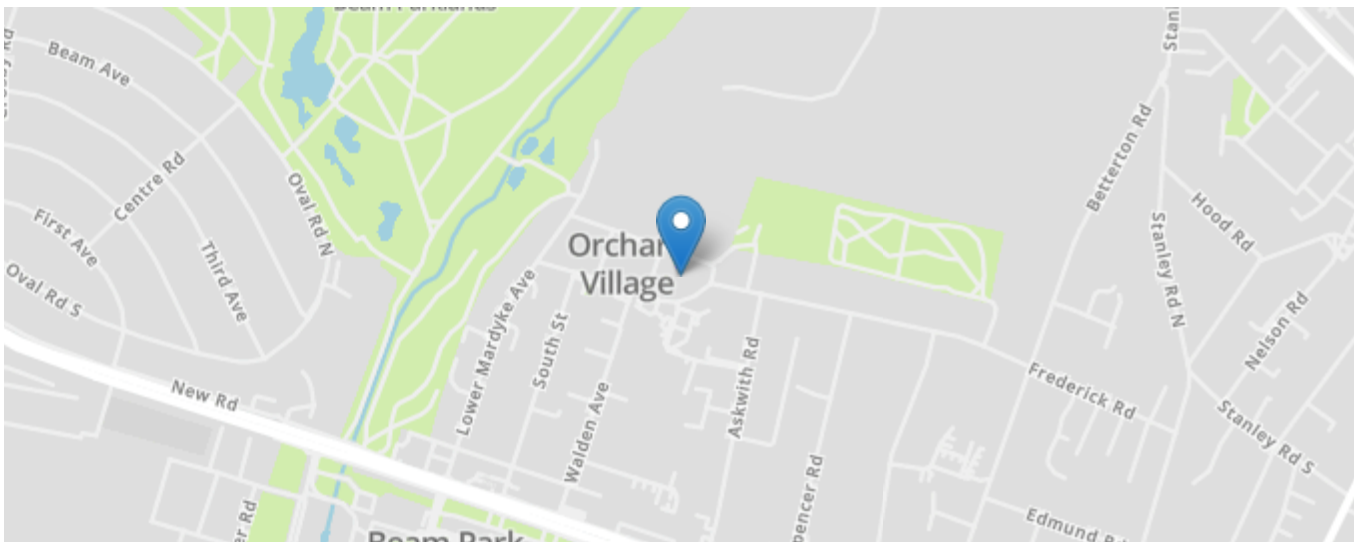
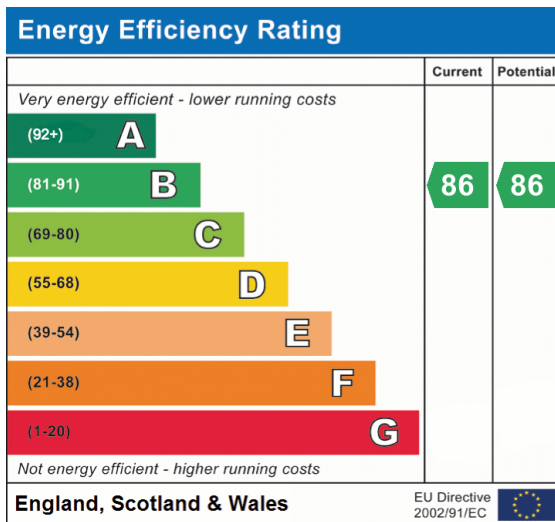
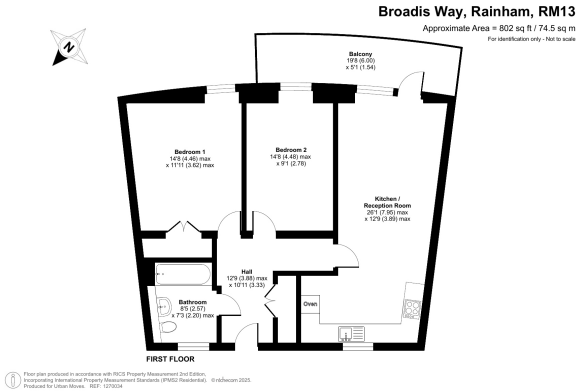
26' 1" max. x 12' 9" max. (7.95m x 3.89m)

#### Kitchen

included in reception measurement

#### Balcony

19' 8" x 5' 1" (5.99m x 1.55m)



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.