

£94,000 Shared Ownership

Harvey House, 103 Magnetic Crescent, Enfield, London EN3 7FA



- Guideline Minimum Deposit £9,400
- First Floor with South-Facing Balcony
- Overlooks Communal Garden
- Parking Space
- Guide Min Income Dual £31.4k | Single £37.5k
- Approx. 518 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Short Walk from Enfield Lock Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £235,000). This first-floor apartment occupies a prime position within the development - south facing and overlooking the communal garden. The property features attractive flooring in the entrance hall and reception room. The kitchen is open plan with cream-coloured units, contrasting worktops and pencil-mosaic tiles. There is a spacious bedroom, a simple yet stylish bathroom and a built-in hallway storage/utility cupboard. Well insulated walls, modern double glazing and gas central heating make for a very good energy-efficiency rating. The property comes with a space in the gated car park plus use of the communal cycle store. Enfield Lock Station, for rail services in to Liverpool Street, is also just a short walk away.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/04/2017).

Minimum Share: 40% (£94,000). The housing association will expect that you will purchase the largest share affordable.

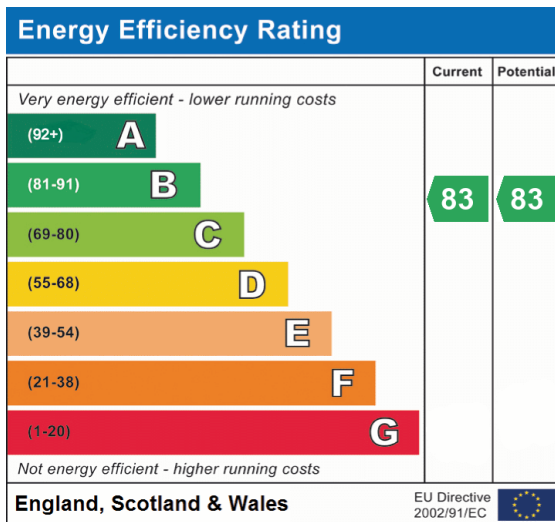
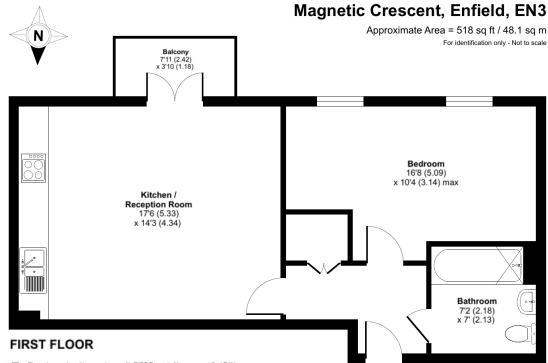
Shared Ownership Rent: £427.49 per month (subject to annual review).

Service Charge: £125.66 per month (subject to annual review).

Guideline Minimum Income: Dual - £31,400 | Single - £37,500 (based on minimum share and 10% deposit).

Council Tax: Band C, London Borough of Enfield. 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 Hallway

Reception

17' 6" x 14' 3" (5.33m x 4.34m)

Kitchen

included in reception measurement

Balcony

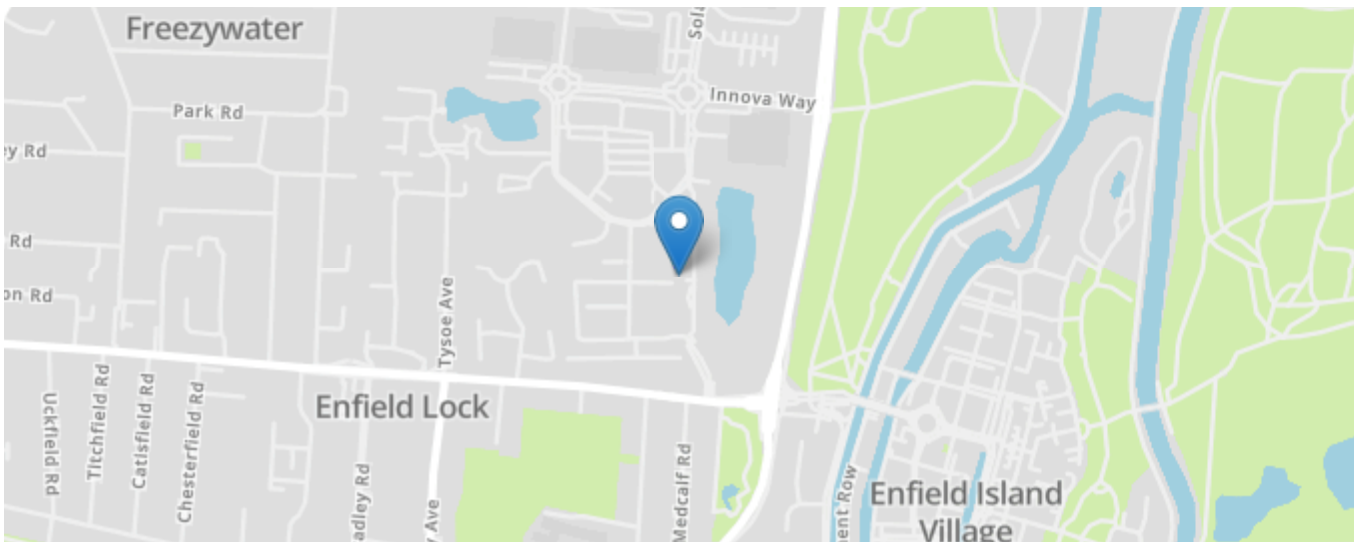
7' 11" x 3' 10" (2.41m x 1.17m)

Bedroom

16' 8" max. x 10' 4" max. (5.08m x 3.15m)

Bathroom

7' 2" max. x 7' 0" max. (2.18m x 2.13m)



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.