

£75,250 Shared Ownership

Emma House, 2 Market Link, Romford, London RM1 1XJ



- Guideline Minimum Deposit £7,525
- Sixth Floor (building has a lift)
- Open Plan Kitchen/Reception Room
- Near-Full-Width Balcony
- Guide Min Income Dual £29k | Single £34k
- Approx. 482 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Short Walk from Romford Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £215,000). A modern, one-bedroom apartment in the historic market town of Romford. The smartly-presented property is on the sixth floor and has a twenty-seven-foot, open-plan kitchen/reception room. A glazed door leads out onto a near-full-width balcony. There is a good-sized bedroom, a simple yet stylish bathroom and a pair of storage/utility cupboards have been provided in the entrance hallway. Well insulated walls, modern double glazing and gas central heating make for a very good energy-efficiency rating. Emma House is close to the main shopping district and only a short walk from Romford Station (for Elizabeth Line plus London Overground services). The attractive, green spaces of Raphael Park/Lodge Farm Park are within easy reach.

Housing Association: A2Dominion.

Tenure: Leasehold (125 years from 16/11/2009).

Minimum Share: 35% (£75,250). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £355.50 per month (subject to annual review).

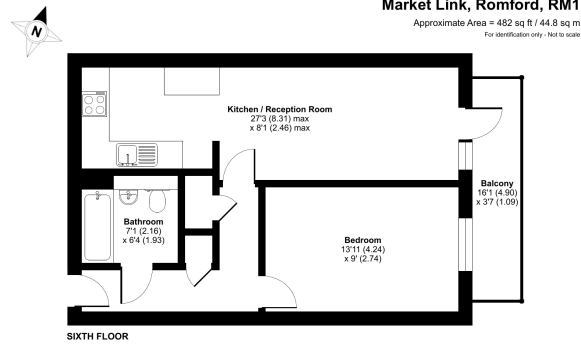
Service Charge: £216.51 per month (subject to annual review).

Water Charge: £27.78 per month (subject to annual review).

Guideline Minimum Income: Dual - £29,000 | Single - £34,000 (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). There is no parking space offered with this property.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) (December 2018). Produced for Urban Moves. RSP: 1275732

DIMENSIONS

SIXTH FLOOR

Entrance Hallway

Reception

27' 3" max. x 8' 1" max. (8.31m x 2.46m)

Kitchen

included in reception measurement

Balcony

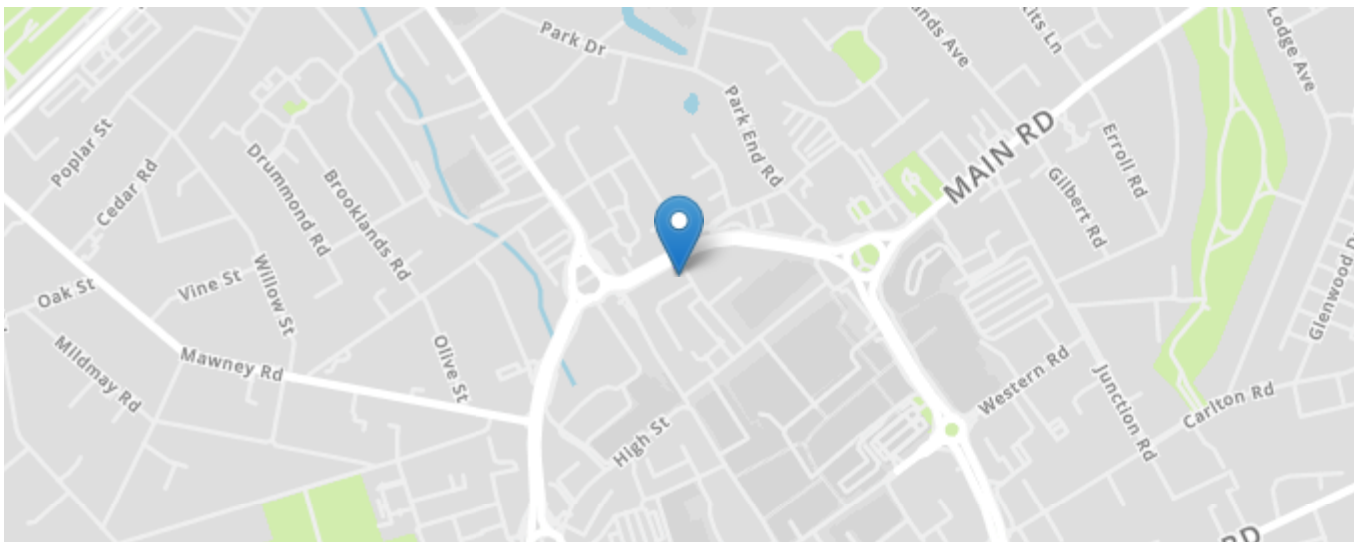
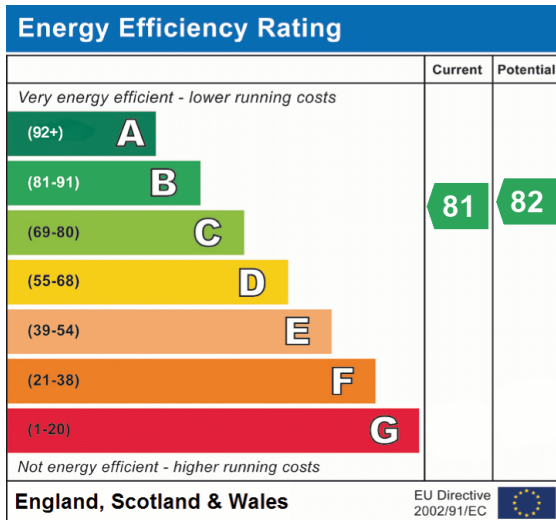
16' 1" x 3' 7" (4.90m x 1.09m)

Bedroom

13' 11" x 9' 0" (4.24m x 2.74m)

Bathroom

7' 1" max. x 6' 4" max. (2.16m x 1.93m)



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.