

## £110,000 Shared Ownership

Nottingham Drive, Kings Hill, West Malling, Kent ME19 4UD



- Guideline Minimum Deposit £11,000
- Second (Top) Floor
- Dual Aspect Kitchen/Reception Room
- Parking Space
- Guide Min Income Dual £33.7k | Single £40k
- Approx. 773 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Very Long Lease

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 40% share. Full market value £275,000). This immaculately-presented, top-floor flat has a twenty-four-foot, dual-aspect reception room with attractive flooring, open-plan kitchen area and Juliette balcony. There is a main bedroom with fitted, mirror-fronted wardrobe plus a spacious second double bedroom and a stylish bathroom. The energy-efficiency rating is very good, thanks to well insulated walls and roof, high performance glazing and gas central heating. Kings Hill is a relatively new village, built on a former RAF airfield in semi-rural Kent. Amenities include three primary schools (one Ofsted-rated 'Good' and two 'Outstanding'), a nursery, doctors surgery, supermarkets, a Little Waitrose and a variety of places to eat and drink all within walking distance. The flat comes with use of an allocated parking space or, alternatively, West Malling Railway Station can be reached by bike or via local bus.

**Housing Association:** Clarion.

**Tenure:** Leasehold (999 years from 01/09/2020).

**Minimum Share:** 40% (£110,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £452.65 per month (subject to annual review).

**Service Charge:** £68.61 per month (subject to annual review).

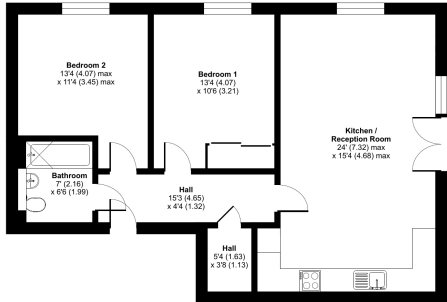
**Guideline Minimum Income:** Dual - £33,700 | Single - £40,000 (based on minimum share and 10% deposit).

**Council Tax:** Band D, 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. Pets not permitted (except assistance animals).



Nottingham Drive, ME19  
Approximate Area = 773 sq ft / 71.8 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) (December 2018). Produced for Urban Moves, REF: 1278867

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

## DIMENSIONS

### SECOND FLOOR

#### Entrance Hall

15' 3" x 4' 4" (4.65m x 1.32m)

#### Reception

24' 0" max. x 15' 4" max. (7.32m x 4.67m)

#### Kitchen

included in reception measurement

#### Bedroom 1

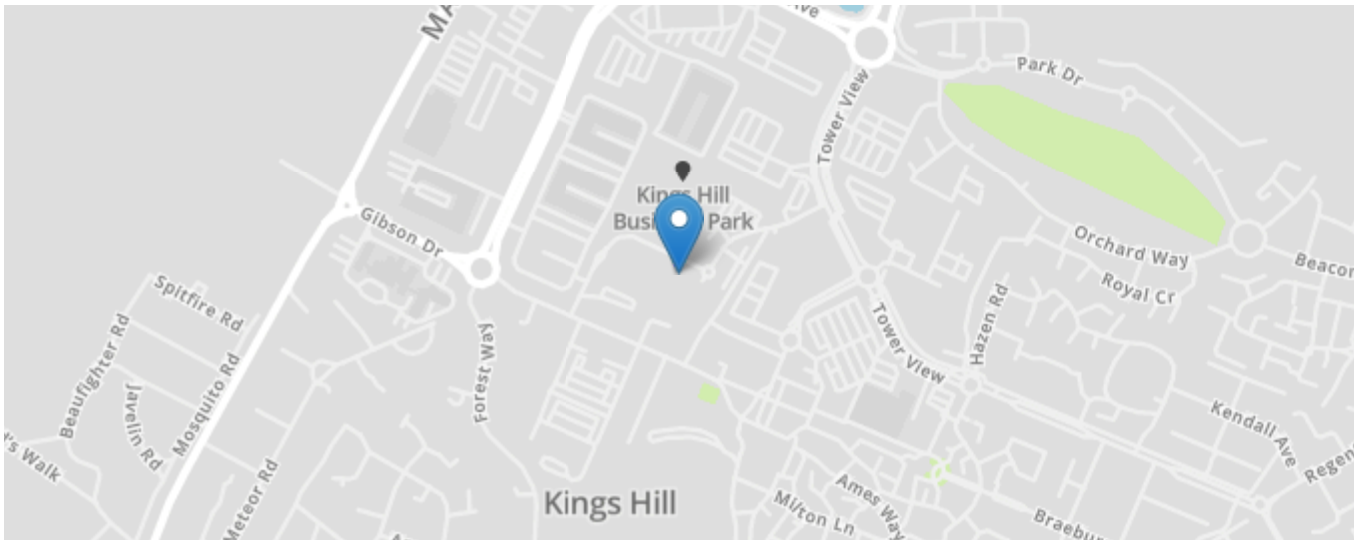
13' 4" x 10' 6" (4.06m x 3.20m)

#### Bedroom 2

13' 4" max. x 11' 4" max. (4.06m x 3.45m)

#### Bathroom

7' 0" max. x 6' 6" max. (2.13m x 1.98m)



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.