

## £91,000 Shared Ownership

Iron House, 31 Avebury Avenue, Tonbridge, Kent TN9 1TL



- Guideline Minimum Deposit £9,100
- Raised Ground Floor
- Very Good Energy Efficiency Rating
- Parking Space
- Guide Min Income Dual £30.7k | Single £36.5k
- Approx. 543 Sqft Gross Internal Area
- South/South-West Facing Balcony
- Minutes from Tonbridge Station

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 35% share. Full market value £260,000). This generously-sized, one-bedroom apartment is on the raised ground floor and has a spacious, dual-aspect reception with attractive herringbone flooring and open-plan kitchen area. A glazed door leads out onto a south/south-west-facing balcony. There is a built-in storage/utility cupboard, a sixteen-foot bedroom and a sleek, modern bathroom. Well insulated walls and floor, high performance glazing and gas central heating all contribute towards a very good energy-efficiency rating. Iron House is close to the centre of town, the eastern end of Avebury Avenue connecting with the main high street. The apartment comes with use of an allocated parking space plus Tonbridge Station, for rail services to a number of destinations including in to London Bridge/Waterloo East/Charing Cross, is just a few minutes walk away.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 01/02/2018).

**Minimum Share:** 35% (£91,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £452.80 per month (subject to annual review).

**Service Charge:** £92.23 per month (subject to annual review).

**Ground Rent:** £100.00 for the year.

**Guideline Minimum Income:** Dual - £30,700 | Single - £36,500 (based on minimum share and 10% deposit).

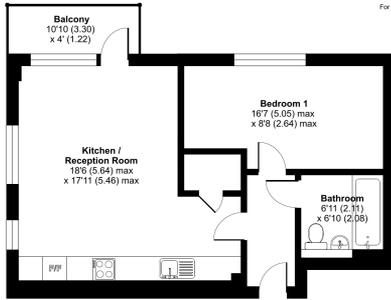
**Council Tax:** Band C, Tonbridge & Malling Borough Council. Priority is given to applicants living and/or working in this local authority.

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. Pets not permitted (except assistance animals).



**Avebury Avenue, Tonbridge, TN9**

Approximate Area = 543 sq ft / 50.4 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) Residential. © and licenced 2025. Produced for Urban Moves. REF: 1288168

## DIMENSIONS

### RAISED GROUND FLOOR

#### Entrance Hallway

#### Reception

18' 6" max. x 17' 11" max. (5.64m x 5.46m)

#### Kitchen

included in reception measurement

#### Balcony

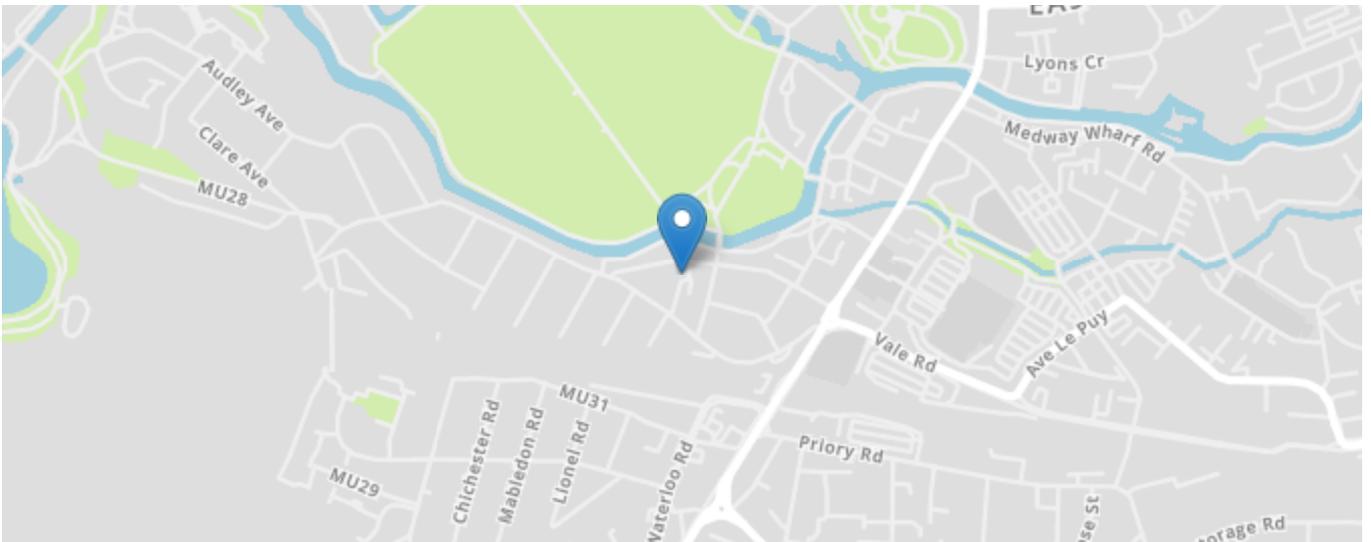
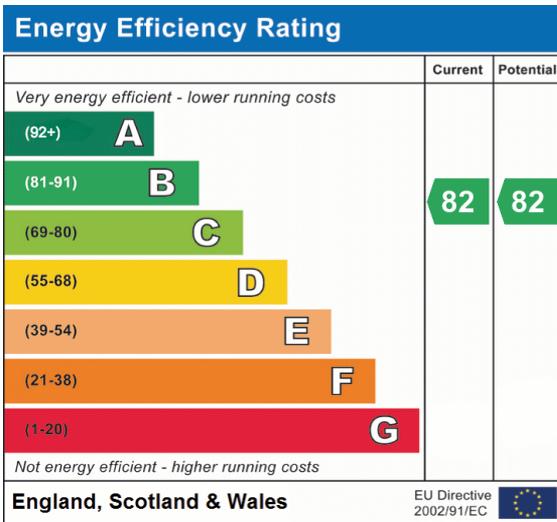
10' 10" x 4' 0" (3.30m x 1.22m)

#### Bedroom

16' 7" max. x 8' 8" max. (5.05m x 2.64m)

#### Bathroom

6' 11" max. x 6' 10" max. (2.11m x 2.08m)



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.