

## £240,000 Shared Ownership

Ingre House, 37 Dunningford Close, Hornchurch, London RM12 5DH



- Guideline Minimum Deposit £24,000
- Ground Floor with Private Entrance
- Very Good Energy Efficiency Rating
- Parking Space
- Guide Min Income Dual £58k | Single £66.7k
- Approx. 738 Sqft Gross Internal Area
- Balcony plus Communal Garden
- Elm Park Station for the District Line

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 75% share. Full market value £320,000). This two-bedroom flat is on the ground floor of a modern development and has a twenty-one-foot, dual-aspect reception room with access to a balcony/patio. The open-plan kitchen area features attractive, walnut-style units. There is a spacious main bedroom plus a second double bedroom and a bathroom with decorative mosaic-style tiles. A large hallway cupboard provides useful additional space and well insulated walls, modern double glazing and gas central heating make for a very good energy-efficiency rating. Ingre House has a communal garden and there are also a number of parks and open spaces in the local area. The flat comes with use of an allocated parking space and Elm Park Station (District Line) is within comfortable walking distance.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years less 3 days from 01/08/2012).

**Share Available:** 75% (£240,000).

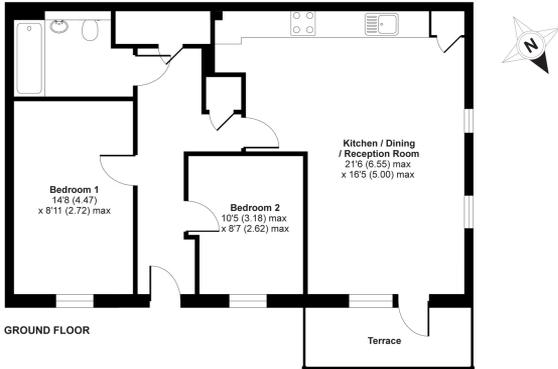
**Shared Ownership Rent:** £154.34 per month (subject to annual review).

**Service Charge:** £221.82 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £58,000 | Single - £66,700 (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

### GROUND FLOOR

#### Entrance Hallway

#### Reception

21' 6" max. x 16' 5" max. (6.55m x 5.00m)

#### Kitchen

included in reception measurement

#### Bedroom 1

14' 8" x 8' 11" max. (4.47m x 2.72m)

#### Bedroom 2

10' 5" max. x 8' 7" max. (3.18m x 2.62m)

#### Bathroom

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>81</b>	<b>81</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		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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.