

## £160,000 Shared Ownership

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



- Guideline Minimum Deposit £16,000
- Second (Top) Floor
- Dual Aspect Reception Room
- Balcony
- Guide Min Income Dual £45.2k | Single £51.7k
- Approx. 672 Sqft Gross Internal Area
- Modern Double Glazing and Gas Central Heating
- Parking Space

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 50% share. Full market value £320,000). This smartly-presented property is on the top floor and has a dual-aspect reception room with balcony, and a semi-open-plan kitchen featuring walnut-style units. There is a spacious main bedroom with built-in wardrobe, a second, smaller, double bedroom, an attractive bathroom and a pair of hallway storage/utility cupboards. The energy-efficiency rating is very good, thanks to demanding insulation standards, modern double glazing and gas central heating. Ingre House is close to a range of parks and gardens including Bretons Outdoor Recreation Centre, Eastbrookend Country Park, Hacton Meadows and Chase Nature Reserve. The flat comes with use of an allocated parking space and is also within comfortable walking distance, or a brief bus/bike ride, of Elm Park Station (District Line).

**Housing Association:** Clarion.

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

**Minimum Share:** 50% (£160,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £313.16 per month (subject to annual review).

**Service Charge:** £206.25 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £45,200 | Single - £51,700 (based on minimum share and 10% deposit).

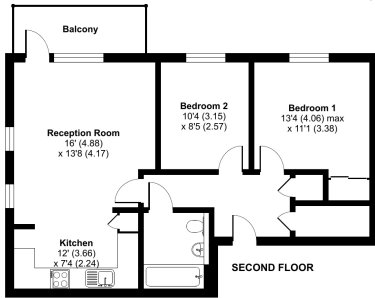
**Council Tax:** Band C, London Borough of Havering. Priority is given to applicants living and/or working in this local authority.

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).



## Ingre House, 37 Dunningford Close, Hornchurch, RM12

Approximate Area = 672 sq ft / 62.4 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). Produced for Urban Moves. REF: 1121005

## DIMENSIONS

### SECOND FLOOR

#### Entrance Hallway

#### Reception Room

16' 0" x 13' 8" max. (4.88m x 4.17m)

#### Balcony

#### Kitchen

12' 0" x 7' 4" (3.66m x 2.24m)

#### Bedroom 1

13' 4" max. x 11' 1" (4.06m x 3.38m)

#### Bedroom 2

10' 4" x 8' 5" (3.15m x 2.57m)

#### 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>	82	82
(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	



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.