

£186,000 Shared Ownership

Aubers Ridge Court, 9 Festubert Place, London E3 2ZS



- Guideline Minimum Deposit £18,600
- First Floor (building has a lift)
- Dual Aspect Kitchen/Reception Room
- Balcony
- Guide Min Income Dual £69.4k | Single £80.1k
- Approx. 731 Sqft Gross Internal Area
- Bathroom plus En-Suite Shower Room
- Short Walk to Mile End and Bow Road Stations

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £465,000). This modern apartment is on the first floor and has a dual-aspect reception room with open-plan kitchen featuring a breakfast bar and contrasting gloss white/wood grain units. A sliding door leads from the dining area out onto a good-sized balcony. There is a main bedroom with fitted, mirror-fronted wardrobe and en-suite shower room plus a second, comfortable, double bedroom and an attractive bathroom. A pair of storage/utility cupboards have been provided in the entrance hallway and the energy-efficiency rating is good, thanks to well insulated walls, modern double glazing and a communal heating and hot water system. Residents of Aubers Ridge Court have access to a large roof terrace plus Mile End Park, Victoria Park and Queen Elizabeth Olympic Park are all within easy reach. Bow Road (District and Hammersmith & City Lines), Mile End (same plus Central Line) and Bow Church (DLR) are only a short walk away.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/01/2015).

Minimum Share: 40% (£186,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £768.81 per month (subject to annual review).

Service Charge: £206.15 per month (subject to annual review).

Guideline Minimum Income: Dual - £69,400 | Single - £80,100 (based on minimum share and 10% deposit).

Council Tax: Band D, London Borough of Tower Hamlets. 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.

DIMENSIONS

FIRST FLOOR

Entrance Hallway

Bathroom

7' 10" max. x 6' 7" max. (2.39m x 2.01m)

Bedroom 1

16' 11" max. x 10' 11" max. (5.16m x 3.33m)

En-Suite Shower Room

7' 3" max. x 4' 11" max. (2.21m x 1.50m)

Bedroom 2

12' 4" max. x 9' 10" max. (3.76m x 3.00m)

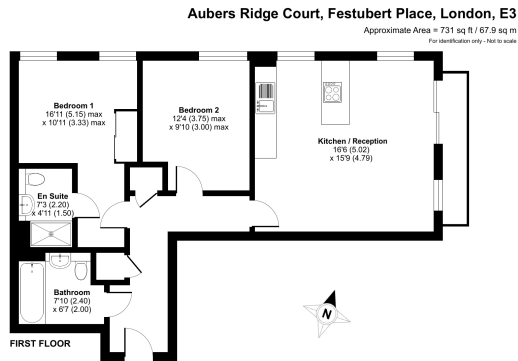
Reception

16' 6" x 15' 9" (5.03m x 4.80m)

Kitchen

included in reception measurement

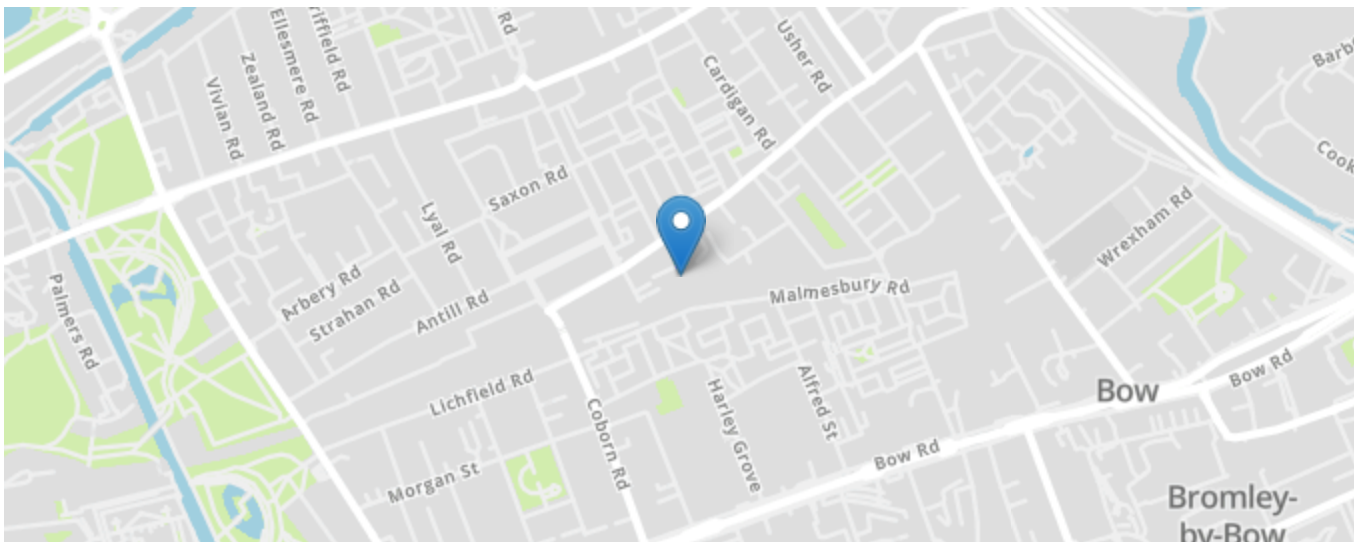
Balcony



① Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPMS) Recommended. © Urbanmoves 2023. Produced by Urbanmoves. RDP 1234567

Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 78 | 78 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| 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.