

## £144,000 Shared Ownership

Katie Court, 7 Edwin Street, London E16 1XS



- Guideline Minimum Deposit £14,400
- Fifth Floor (building has a lift)
- Very Good Energy Efficiency Rating
- Secure Parking Space
- Guide Min Income Dual £50.1k | Single £57.5k
- Approx. 532 Sqft Gross Internal Area
- Balcony
- Short Walk to Canning Town/Custom House

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 45% share. Full market value £320,000). A smartly-presented and larger than average one-bedroom apartment in this modern development. The property is on the fifth floor, which is the top floor in that part of the building. Internal features include a spacious reception room with wood flooring and attractive, open-plan kitchen area. There is a good-sized bedroom with Juliette balcony and a stylish, high-spec bathroom. Well insulated walls and roof, high performance glazing and a communal heating/hot water system have resulted in a very good energy-efficiency rating. The apartment has a balcony, accessed from the reception room, and comes with an allocated space in the gated car park. Alternatively, Canning Town Station (Jubilee Line + DLR) and Custom House (Elizabeth Line + DLR) are both within easy walking distance.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 01/03/2018).

**Minimum Share:** 45% (£144,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £618.27 per month (subject to annual review).

**Service Charge:** £117.13 per month (subject to annual review).

**Ground Rent:** £250.00 for the year.

**Guideline Minimum Income:** Dual - £50,100 | Single - £57,500 (based on minimum share and 10% deposit).

**Council Tax:** Band B, London Borough of Newham. 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

### FIFTH FLOOR

#### Entrance Hall

#### Reception

21' 10" max. x 12' 2" max. (6.65m x 3.71m)

#### Kitchen

included in reception measurement

#### Balcony

12' 2" x 4' 11" (3.71m x 1.50m)

#### Bedroom

13' 11" x 10' 8" (4.24m x 3.25m)

#### Bathroom

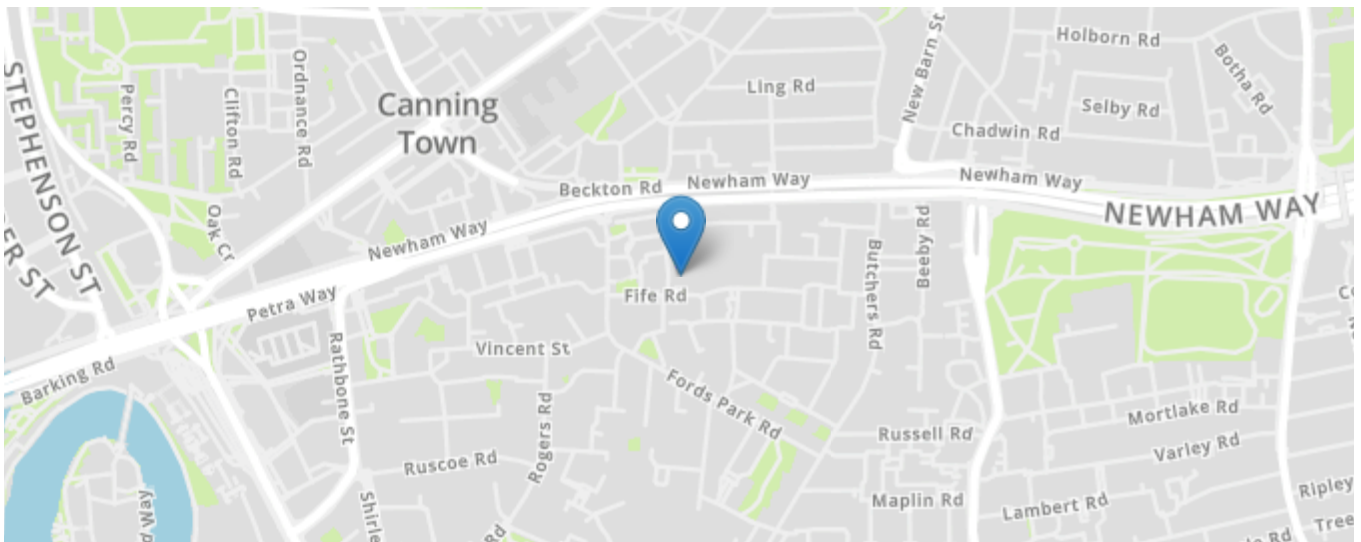
7' 11" max. x 6' 7" max. (2.41m x 2.01m)



Floor plan produced in accordance with RICS Property Measurement (2nd Edition), incorporating International Property Measurement Standards (IPMS Residential). ©Urbanmoves 2020. Produced for Urban Moves. REF: 1201491

### 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.