

## £132,500 Shared Ownership

Poppy Mead, Kingsnorth, Ashford, Kent TN23 3GL



- Guideline Minimum Deposit £13,250
- Two Storey, Two Bedroom, Mid Terrace House
- Bathroom plus Downstairs WC
- West/South-West Facing Rear Garden
- Guide Min Income Dual £31.2k | Single £37.2k
- Approx. 834 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Parking Space

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 50% share. Full market value £265,000). A generously-sized, two-bedroom house in the village of Kingsnorth. The modern, mid-terrace property has a spacious kitchen and a reception/dining room with patio doors that open onto the west-south-west-facing rear garden. Both rooms feature attractive herringbone flooring. Upstairs, on the first floor, is a large main bedroom plus a second, comfortable, double bedroom with a built-in wardrobe. There is a sleek, naturally-lit bathroom plus a ground-floor cloakroom/WC. Well insulated walls and roof, modern double glazing and gas central heating make for a very good energy-efficiency rating. Kingsnorth forms a suburb of Ashford and the town centre and railway station can be easily reached by car, bus or bike. The house comes with an allocated parking space.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 01/06/2008).

**Minimum Share:** 50% (£132,500). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £296.47 per month (subject to annual review).

**Service Charge:** £24.36 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £31,200 | Single - £37,200 (based on minimum share and 10% deposit).

**Council Tax:** Band C, Ashford 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.

## DIMENSIONS

### GROUND FLOOR

#### Entrance Hall

#### Kitchen

11' 2" x 7' 5" (3.41m x 2.27m)

#### W.C.

6' 8" x 3' 10" (2.03m x 1.18m)

#### Reception Room

14' 2" x 13' 8" (4.31m x 4.16m)

### FIRST FLOOR

#### Landing

#### Bedroom 1

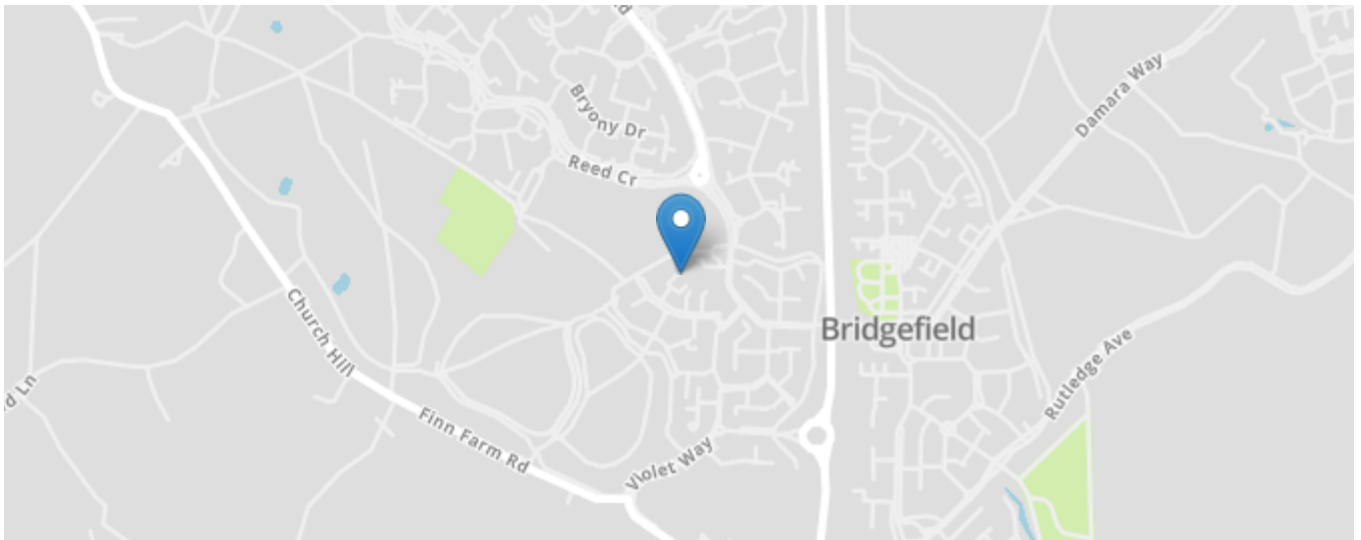
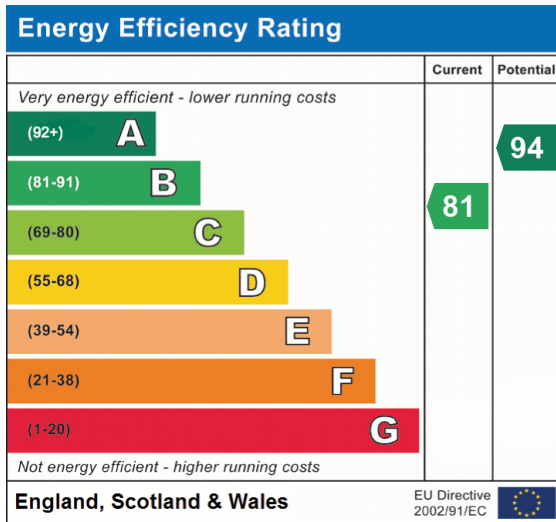
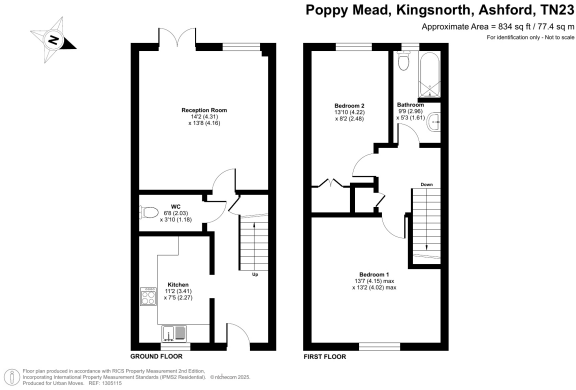
13' 7" max. x 13' 2" max. (4.14m x 4.01m)

#### Bedroom 2

13' 10" x 8' 2" max. (4.22m x 2.49m)

#### Bathroom

9' 9" x 5' 3" (2.97m x 1.60m)



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.