

£72,500 Shared Ownership

Katie Court, 7 Edwin Street, London E16 1XS



- Guideline Minimum Deposit £7,250
- Third Floor (building has a lift)
- Very Good Energy-Efficiency Rating
- Secure Parking Space
- Guide Min Income Dual £42.9k | Single £49.2k
- Approx. 488 Sqft Gross Internal Area
- Balcony plus Two Juliette Balconies
- Short Walk to Canning Town/Custom House

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £290,000). A modern, third-floor apartment featuring a dual-aspect reception room with attractive, open-plan kitchen area and a door which leads out onto the rear (east) facing balcony. There is an additional, south-facing Juliette balcony and second Juliette balcony in the bedroom. The bathroom features limestone style tiles and a storage/utility cupboard has been provided in the entrance hall. Well insulated walls, high performance glazing and a communal heating/hot water system all contribute towards a very good energy-efficiency rating. The Jubilee Line, from nearby Canning Town Station, allows easy access to Stratford, Canary Wharf, London Bridge and Waterloo. Alternatively, Custom House Station provides Elizabeth Line and DLR services. The apartment comes with use of a secure parking space and the block also has a communal cycle store. Offered chain-free.

Housing Association: Clarion.

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

Minimum Share: 25% (£72,500). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £819.34 per month (subject to annual review).

Service Charge: £149.63 per month (subject to annual review).

Guideline Minimum Income: Dual - £42,900 | Single - £49,200 (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

THIRD FLOOR

Entrance Hall

Reception

16' 10" x 15' 4" (5.13m x 4.67m)

Kitchen

included in reception measurement

Balcony

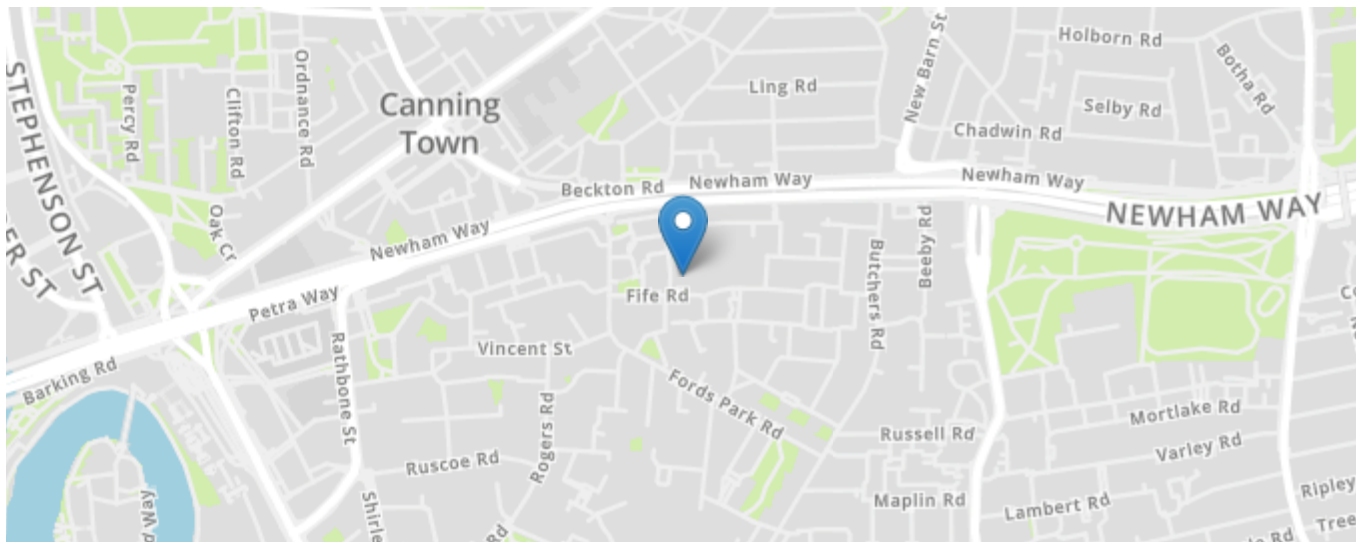
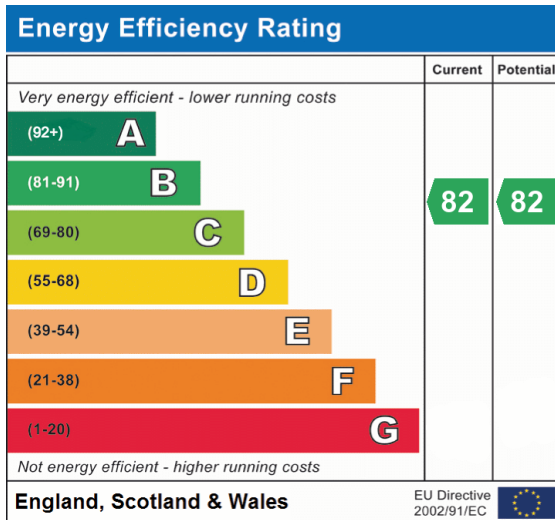
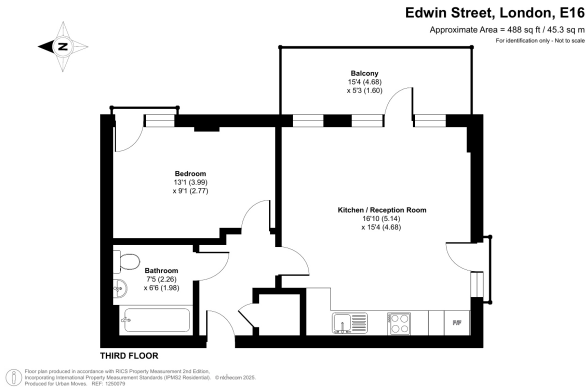
15' 4" x 5' 3" (4.67m x 1.60m)

Bedroom

13' 1" x 9' 1" (3.99m x 2.77m)

Bathroom

7' 5" x 6' 6" (2.26m x 1.98m)



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.