

## £130,000 Shared Ownership

Iron House, 31 Avebury Avenue, Tonbridge, Kent TN9 1TL



- Guideline Minimum Deposit £13,000
- Ground Floor with Balcony
- High Performance Glazing
- Parking Space
- Guide Min Income Dual £34.8k | Single £41.1k
- Approx. 553 Sqft Gross internal Area
- Gas Central Heating
- Minutes from Tonbridge Station

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 50% share. Full market value £260,000). This generously-sized, one-bedroom apartment is on the ground floor and has a dual-aspect reception room with attractive herringbone flooring and an open-plan kitchen with integrated appliances. The 'L'-shaped bedroom provides space for extra furniture and the bathroom is sleek and stylish. Well insulated walls and floor, gas central heating and high performance glazing all contribute towards a very good energy efficiency rating. Iron House is close to the centre of town, the eastern end of Avebury Avenue connecting with the main high street. The property comes with use of a parking space plus Tonbridge Railway Station, for services to a number of destinations including in to London Bridge/Waterloo East/Charing Cross, is just a few minutes walk away.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 01/02/2018).

**Minimum Share:** 50% (£130,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £340.39 per month (subject to annual review).

**Service Charge:** £92.23 per month (subject to annual review).

**Ground Rent:** £100.00 for the year.

**Guideline Minimum Income:** Dual - £34,800 | Single - £41,100 (based on minimum share and 10% deposit).

**Council Tax:** Band C, Tonbridge & Malling 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. Pets not permitted (except assistance animals).

## DIMENSIONS

### GROUND FLOOR

#### Entrance Hallway

#### Reception

18' 0" max. x 15' 7" max. (5.49m x 4.75m)

#### Balcony

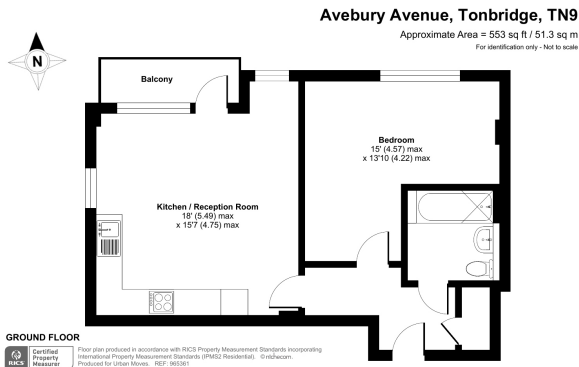
#### Kitchen

included in reception measurement

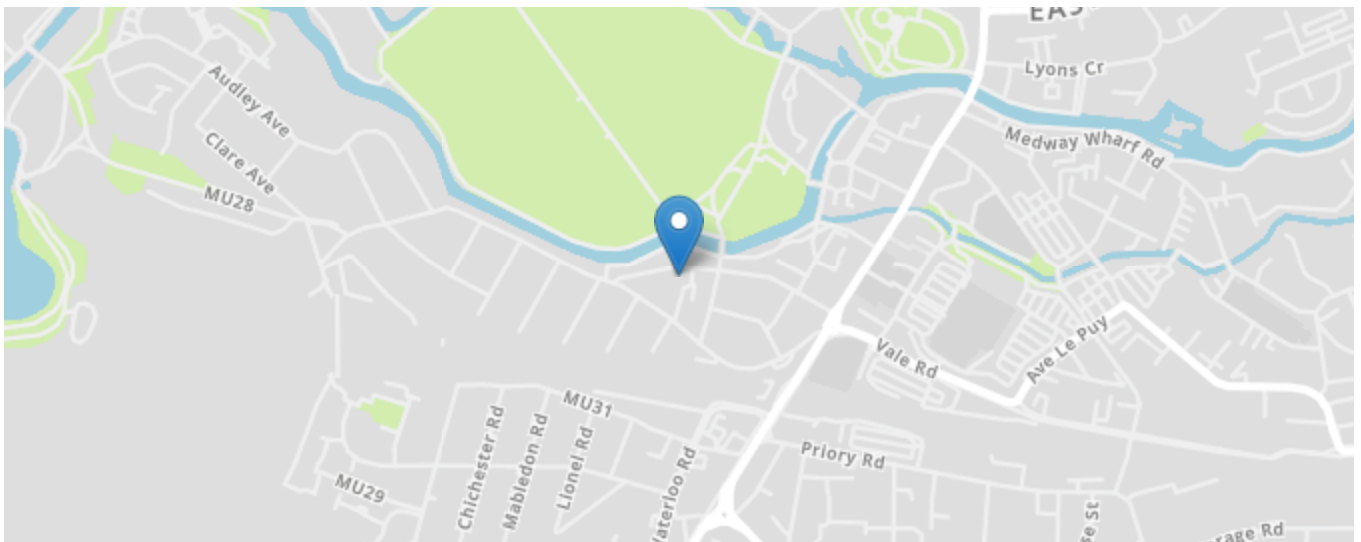
#### Bedroom

15' 0" max. x 13' 10" max. (4.57m x 4.22m)

#### Bathroom



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</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		
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.