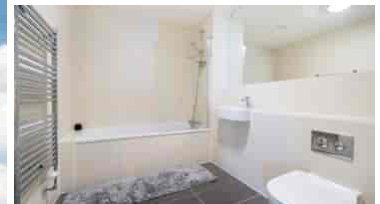


£82,500 Shared Ownership

Blueberry Court, Broadis Way, Rainham, London RM13 8JY



- Guideline Minimum Deposit £8,250
- Ground Floor with Private Entrance
- Dual-Aspect Kitchen/Reception Room
- Wrap-Around Terrace
- Guide Min Income Dual £35k | Single £41.2k
- Approx. 807 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Parking Space

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £330,000). A spacious, two-bedroom apartment on the ground floor of this recently-constructed development. The property is accessed via a private entrance and has a pair of storage/utility cupboards in the hallway. There is a dual-aspect reception room with open-plan kitchen area featuring attractive, walnut-style units. The bathroom is smart and generously-sized and well insulated walls and floor, high performance glazing and a communal heating/hot water system make for a very good energy-efficiency rating. The property has a very low service charge (because of the private entrance) comes with a wrap-around terrace plus use of an allocated parking space. The A13 offers a direct route into central London or out to the M25 and Rainham town centre or the railway station can also be easily reached by bus or bike. Nearby Beam Parklands Country Park provides many acres of outside space to explore.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/01/2020).

Minimum Share: 25% (£82,500). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £700.30 per month (subject to annual review).

Service Charge: £11.25 per month (subject to annual review).

Guideline Minimum Income: Dual - £35,000 | Single - £41,200 (based on minimum share and 10% deposit).

Council Tax: Band C, London Borough of Havering. 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 Hall

17' 4" x 5' 6" (5.27m x 1.68m)

Bedroom 2

13' 3" x 6' 8" (4.04m x 2.03m)

Bathroom

8' 5" max. x 6' 11" max. (2.57m x 2.11m)

Bedroom 1

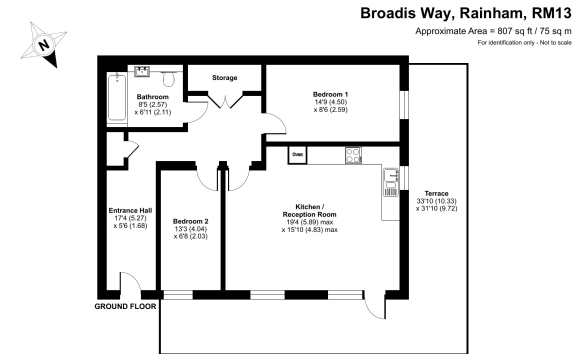
14' 9" x 8' 6" (4.50m x 2.59m)

Reception

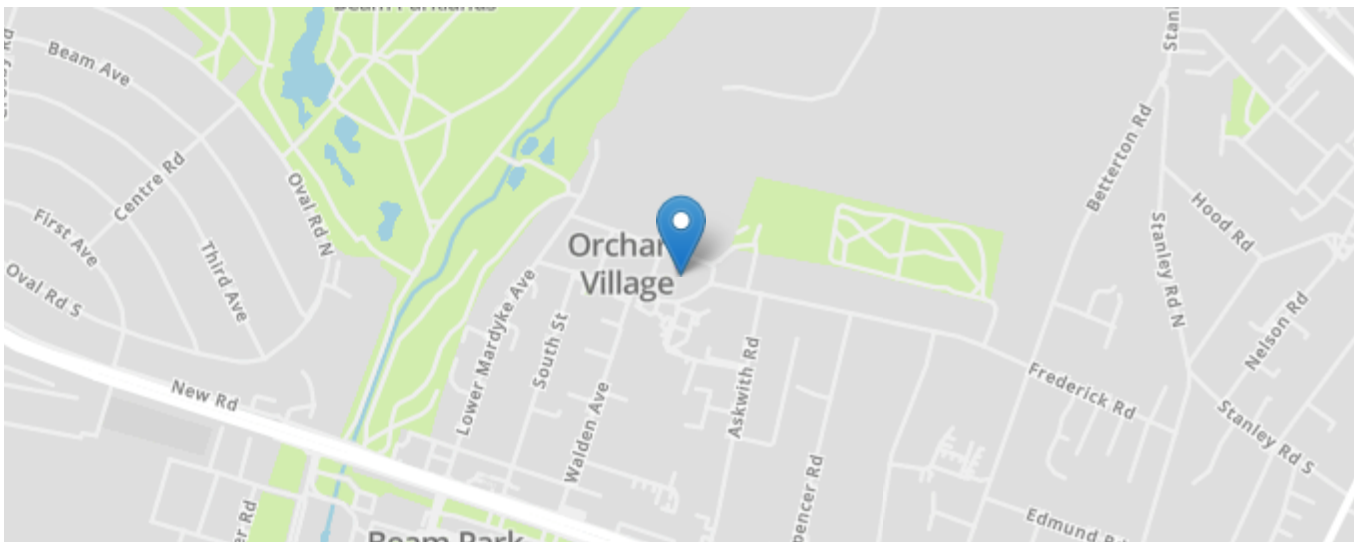
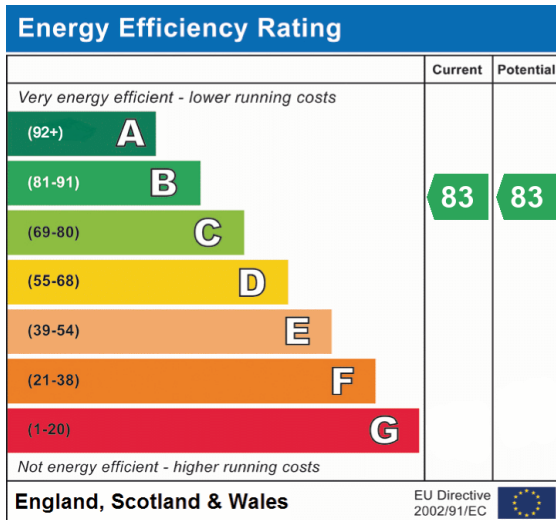
19' 4" max. x 15' 10" max. (5.89m x 4.83m)

Terrace

33' 10" max. x 31' 10" max. (10.31m x 9.70m)



ⓘ Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © Urbanmoves 2025. Produced for Urban Moves. REF: 1315489



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.