

£87,500 Shared Ownership

Winston Avenue, Kings Hill, West Malling, Kent ME19 4WN



- Guideline Minimum Deposit £8,750
- Two Storey, Two Bedroom, Mid Terrace House
- Bathroom plus Downstairs WC
- Rear Garden
- Guide Min Income Dual £25.1k | Single £28.1k
- Approx. 834 Sqft Gross Internal Area
- Double Glazing and Gas Central Heating
- Parking Space + Shared Visitor Spaces

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £350,000). This attractive, mid-terrace property is beautifully presented and has a kitchen/dining room with recently-installed units. There is an under-stairs cloakroom/WC and a full-width reception room with patio doors that open onto the neatly-kept rear garden. On the first floor of the house are two similar-sized bedrooms and a stylish bathroom. Well insulated walls and roof, modern double glazing and gas central heating make for a good energy-efficiency rating. Behind the terrace, and easily accessible via the garden gate, is a parking area with one allocated space for this house plus a number of shared visitor spaces. Kings Hill is a 'new' village approximately six miles to the west of Maidstone. Work began in 1989 to turn an area that had previously been both royal hunting ground and RAF airfield into a desirable place to live. Many of the streets are named either after military aircraft or varieties of apples (including Winston Avenue - the apple, in turn, is named after the prime minister). There is a supermarket and a selection of other shops/amenities close by and a choice of three highly-rated primary schools.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 15/08/2003). Freehold transferred on 100% ownership.

Minimum Share: 25% (£87,500). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £336.74 per month (subject to annual review).

Service Charge: £15.89 per month (subject to annual review).

Guideline Minimum Income: Dual - £25,100 | Single - £28,100 (based on minimum share and 10% deposit).

Council Tax: Band D, 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.

DIMENSIONS

GROUND FLOOR

Entrance Hallway

Kitchen/Breakfast Room

14' 0" max. x 9' 6" max. (4.27m x 2.90m)

W.C.

Reception Room

16' 5" max. x 10' 11" max. (5.00m x 3.33m)

Garden

approximately 17' 7" x 14' 10" (5.36m x 4.52m)

FIRST FLOOR

Landing

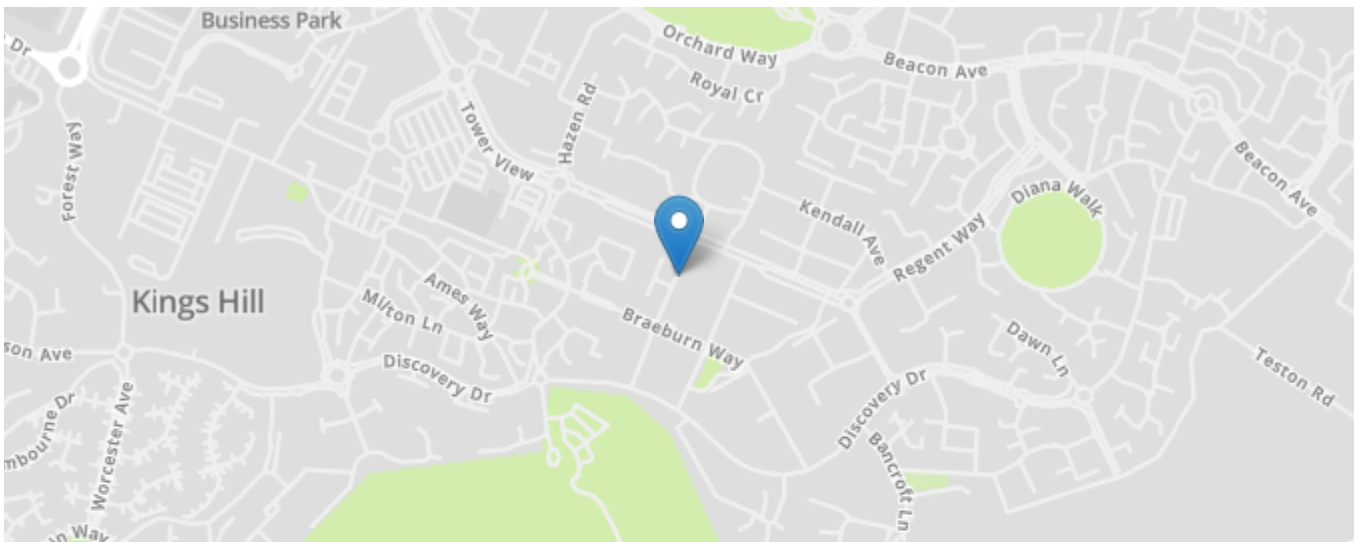
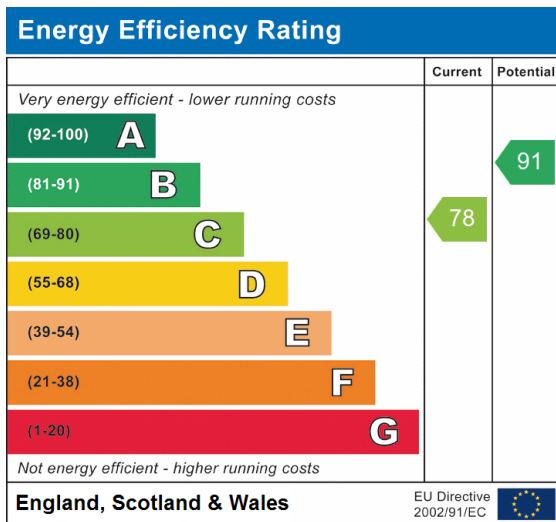
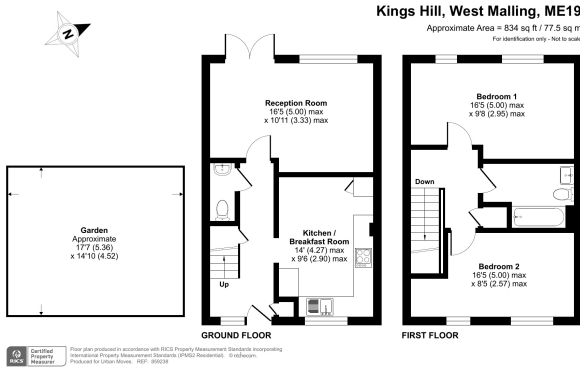
Bedroom 1

16' 5" max. x 9' 8" max. (5.00m x 2.95m)

Bathroom

Bedroom 2

16' 5" max. x 8' 5" max. (5.00m x 2.57m)



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.