

## £110,000 Shared Ownership

Nottingham Drive, Kings Hill, West Malling, Kent ME19 4UD



- Guideline Minimum Deposit £11,000
- Second (Top) Floor
- Juliette Balcony
- Parking Space
- Guide Min Income Dual £32.7k | Single £38.9k
- Approx. 673 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Very Long Lease

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £275,000). This top-floor flat has a spacious, dual-aspect reception room with open-plan kitchen and south/south-west-facing Juliette balcony. There is a generously-sized main bedroom with fitted wardrobe plus a smaller second bedroom and a stylish bathroom. A large storage/utility cupboard has been provided in the entrance hallway and demanding insulation standards, high performance glazing and a modern gas central heating system. Kings Hill is a relatively new village, built on a former RAF airfield in semi-rural Kent. Amenities include three primary schools (one Ofsted-rated 'Good' and two 'Outstanding'), a nursery, doctors surgery, supermarkets, a Little Waitrose and a variety of places to eat and drink all within walking distance. The flat comes with use of an allocated parking space or, alternatively, West Malling Railway Station can be reached by bike or via local bus.

**Housing Association:** Clarion.

**Tenure:** Leasehold (999 years from 01/09/2020).

**Minimum Share:** 40% (£110,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £452.65 per month (subject to annual review).

**Service Charge:** £68.61 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £32,700 | Single - £38,900 (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. Pets not permitted (except assistance animals).

## DIMENSIONS

### SECOND FLOOR

#### Entrance Hallway

#### Reception

22' 10" x 12' 7" max. (6.95m x 3.84m)

#### Kitchen

included in reception measurement

#### Bedroom 1

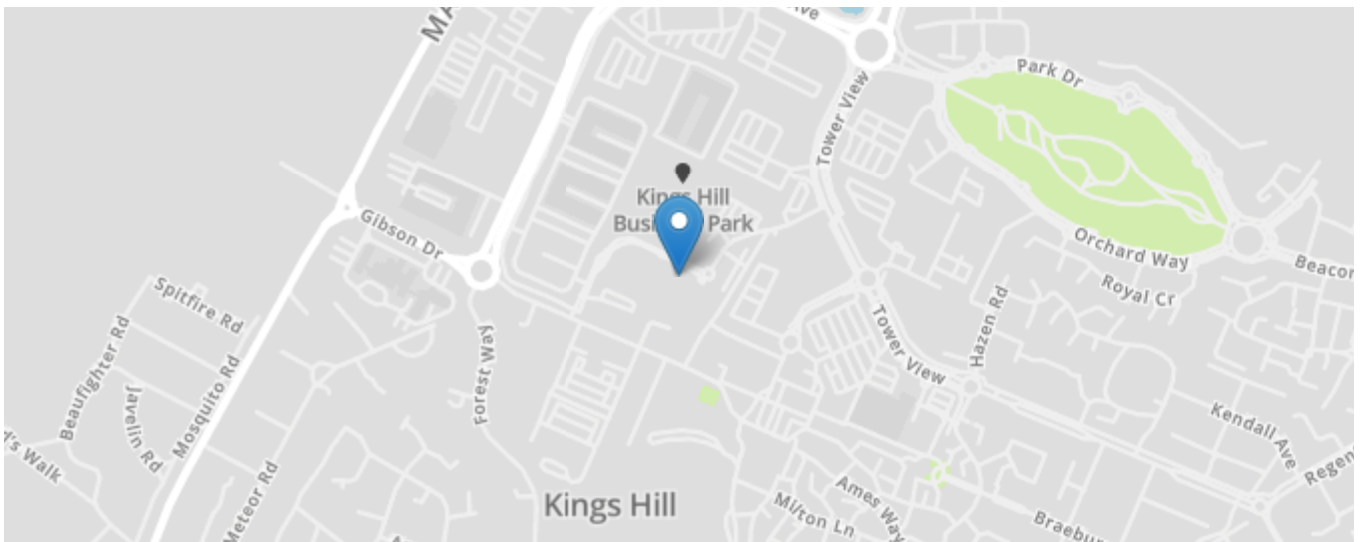
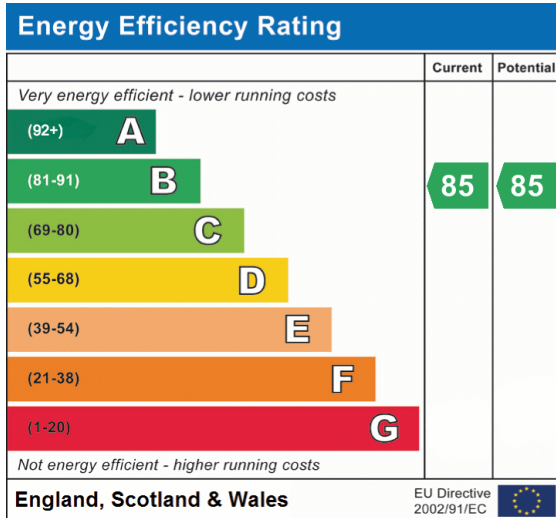
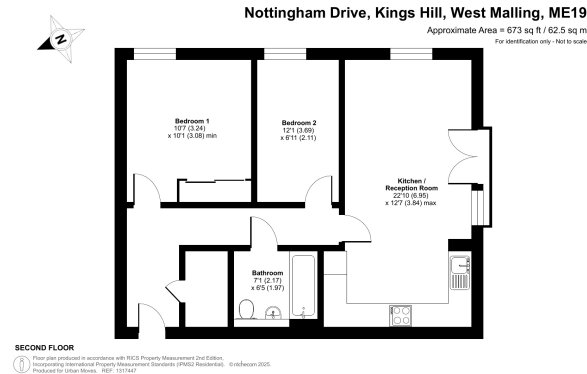
10' 7" x 10' 1" to front of wardrobe (3.24m x 3.08m)

#### Bedroom 2

12' 1" x 6' 11" (3.69m x 2.11m)

#### Bathroom

7' 1" max. x 6' 5" max. (2.16m x 1.96m)



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.