

£90,000 Shared Ownership

Bastien Lane, Kings Hill, West Malling, Kent ME19 4LX



- Guideline Minimum Deposit £9,000
- Two Storey, Two Bedroom, Semi Detached House
- Bathroom plus Downstairs WC
- West/South-West Facing Rear Garden
- Guide Min Income Dual £28.9k | Single £33.8k
- Approx. 830 Sqft Gross Internal Area
- Modern Double Glazing and Gas Central Heating
- Parking Space

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £360,000). A semi-detached and smartly-presented house which has an attractive, dual-aspect kitchen/dining room. There is an under-stairs cloakroom/WC and a full-width reception room with patio doors that open onto the neatly-kept, west/south-west-facing rear garden. On the first floor of the house are two similar-sized double bedrooms and a simple, white-tiled and naturally-lit bathroom. Well insulated walls and roof, modern double glazing and gas central heating make for a good energy-efficiency rating. In front of the house is an allocated parking space. 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. There are supermarkets, a selection of other shops/amenities and a choice of three highly-rated primary schools.

Housing Association: Clarion.

Tenure: Leasehold (currently 99 years from 01/04/2008, 50 year extension in progress). Freehold transferred on 100% ownership.

Minimum Share: 25% (£90,000). The housing association will expect that you will purchase the largest share affordable.

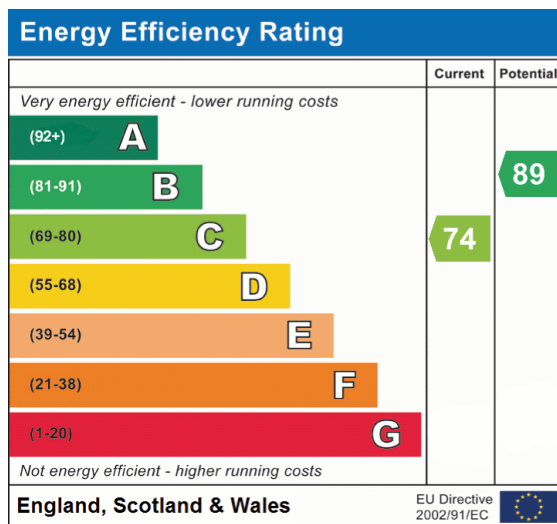
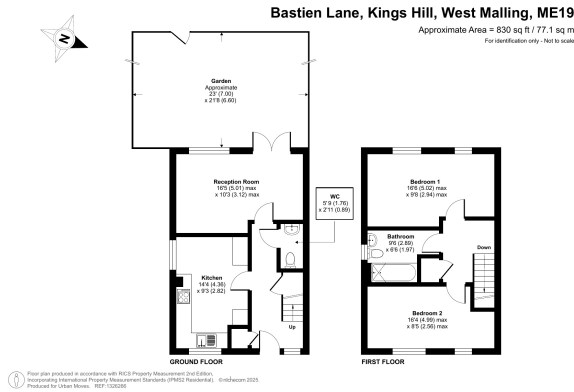
Shared Ownership Rent: £461.97 per month (subject to annual review).

Service Charge: £18.81 per month (subject to annual review).

Guideline Minimum Income: Dual - £28,900 | Single - £33,800 (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 Hall

Kitchen

14' 4" x 9' 3" (4.36m x 2.82m)

W.C.

5' 9" x 2' 11" (1.76m x 0.89m)

Reception Room

16' 5" max. x 10' 3" max. (5.01m x 3.12m)

Garden

approximately 23' 0" x 21' 8" (7.00m x 6.60m)

FIRST FLOOR

Landings

Bedroom 1

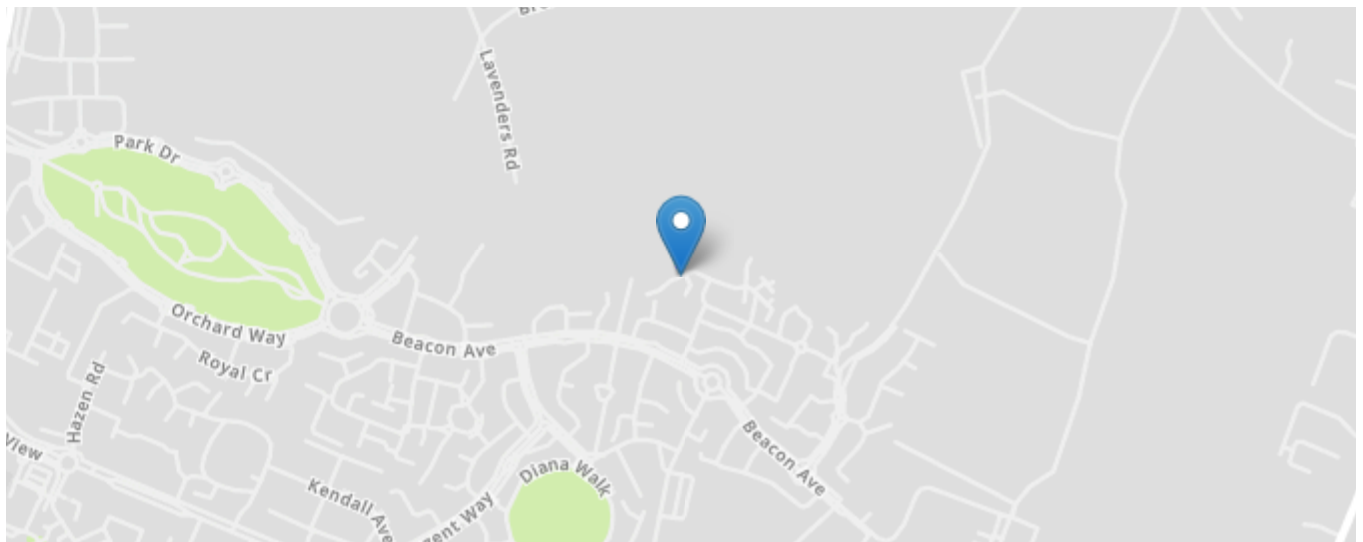
16' 6" max. x 9' 8" max. (5.02m x 2.94m)

Bathroom

9' 6" x 6' 6" (2.89m x 1.97m)

Bedroom 2

16' 4" max. x 8' 5" max. (4.99m x 2.56m)



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.