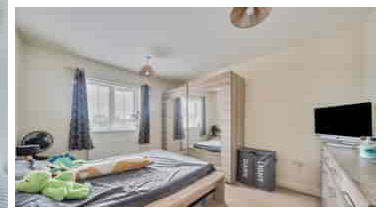


£84,000 Shared Ownership

Scott Road, Tonbridge, Kent TN9 2QG



- Guideline Minimum Deposit £8,400
- First (Top) Floor
- Spacious Kitchen
- Juliette Balcony
- Guide Min Income Dual £30.2k | Single £35.8k
- Approx. 742 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Parking Space

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 30% share. Full market value £280,000). A well-proportioned and well-presented flat which has a reception room with Juliette balcony and a spacious kitchen with walnut-style units and integrated appliances. There is a large main bedroom plus a smaller second bedroom ideal for a guest or use as a home office. The bathroom features attractive pencil-mosaic tiles and there is a built-in storage/utility cupboard in the hallway. Well insulated walls and roof, modern double glazing and a gas central heating all contribute towards a very good energy-efficiency rating. The flat comes with use of a parking space plus Tonbridge Railway Station, which provides services to a number of destinations including into London Bridge/Waterloo East/Charing Cross, is within comfortable walking distance or a brief cycle ride. There are well-thought-of schools, both primary and secondary, in the local area and nearby Haysden Country Park offers beautiful outside space to enjoy.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/07/2014).

Minimum Share: 30% (£84,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £460.32 per month (subject to annual review).

Service Charge: £105.39 per month (subject to annual review).

Guideline Minimum Income: Dual - £30,200 | Single - £35,800 (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.

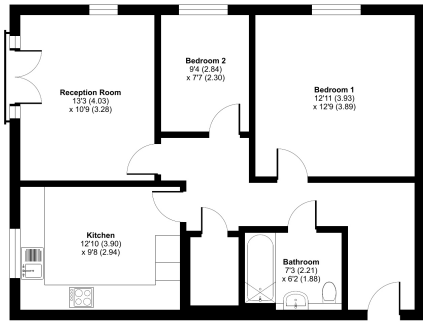
This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are 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).



Scott Road, Tonbridge, TN9

Approximate Area = 742 sq ft / 68.9 sq m

For information only - Not to scale



FIRST FLOOR

Plan plan produced in accordance with PAS 98 Property Measurement 2nd Edition.
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DIMENSIONS

FIRST FLOOR

Entrance Hallway

Bathroom

7' 3" max. x 6' 2" max. (2.21m x 1.88m)

Bedroom 1

12' 11" x 12' 9" (3.93m x 3.89m)

Bedroom 2

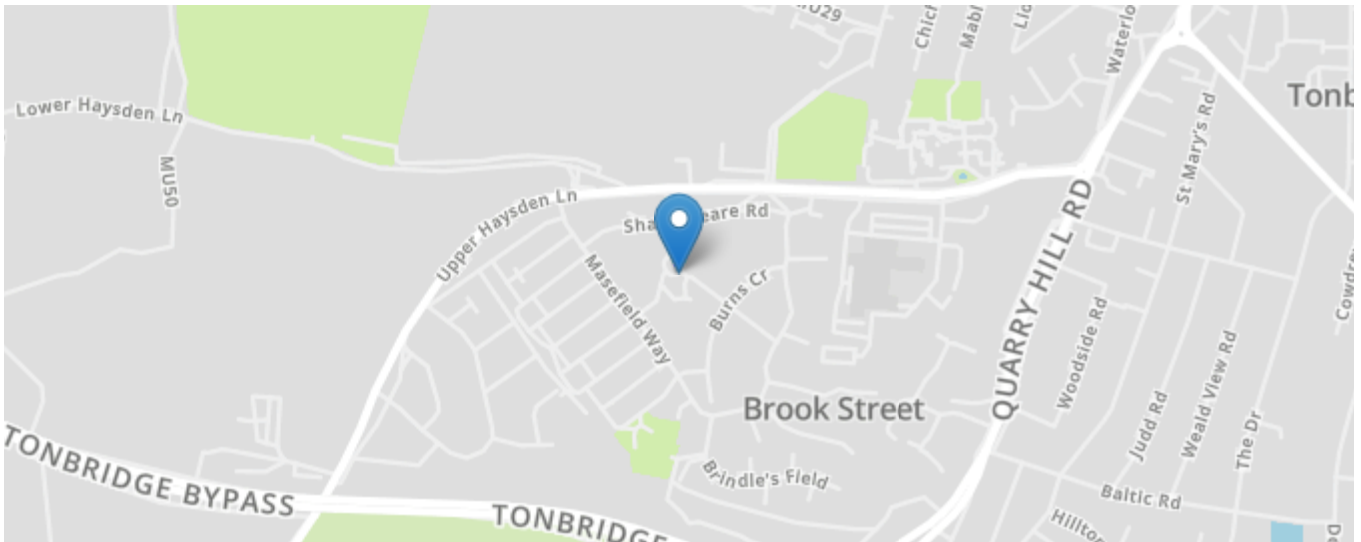
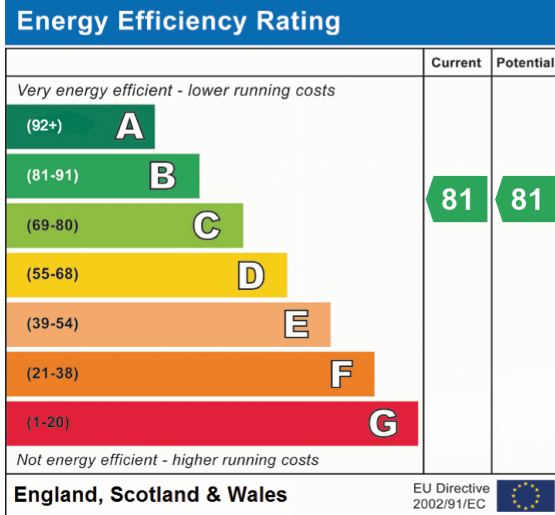
9' 4" x 7' 7" (2.84m x 2.30m)

Kitchen

12' 10" x 9' 8" (3.90m x 2.94m)

Reception Room

13' 3" x 10' 9" (4.03m x 3.28m)



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.