

## £101,500 Shared Ownership

Fetherton Court, Spring Place, Barking, London IG11 7GL



- Guideline Minimum Deposit £10,150
- Second Floor (building has a lift)
- South/South-East-Facing Balcony
- Parking Space
- Guide Min Income Dual £41.4k | Single £47.6k
- Approx. 710 Sqft Gross Internal Area
- Overlooks Communal Courtyard
- Walking Distance to Barking Station

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £290,000). A well-presented flat on the second floor of this modern development. The property has a twenty-foot, south/south-east-facing reception room with balcony that overlooks the communal courtyard. The semi-open-plan kitchen features an additional side window and integrated appliances. There is a spacious main bedroom plus a second bedroom, a good-sized bathroom and a pair of hallway storage/utility cupboards. Well insulated walls, modern double glazing and gas central heating make for a good energy-efficiency rating. The flat comes with a parking space and is also within comfortable walking distance, or brief cycle ride, of Barking Station, which provides access to District, Hammersmith & City, London Overground and C2C services.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years less 10 days from 06/07/2006).

**Minimum Share:** 35% (£101,500). The housing association will expect that you will purchase the largest share affordable.

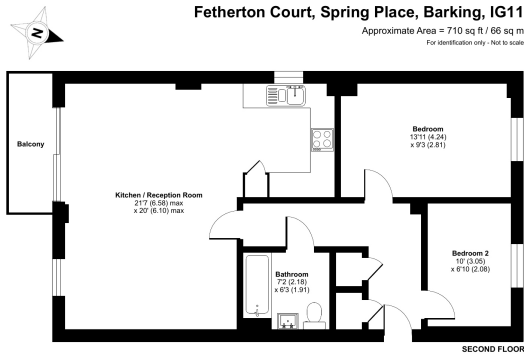
**Shared Ownership Rent:** £531.15 per month (subject to annual review).

**Service Charge:** £231.44 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £41,400 | Single - £47,600 (based on minimum share and 10% deposit).

**Council Tax:** Band C, London Borough of Barking & Dagenham. 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).



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## DIMENSIONS

### SECOND FLOOR

#### Entrance Hallway

#### Bedroom 2

10' 0" x 6' 10" (3.05m x 2.08m)

#### Bedroom 1

13' 11" x 9' 3" (4.24m x 2.81m)

#### Bathroom

7' 2" max. x 6' 3" max. (2.18m x 1.91m)

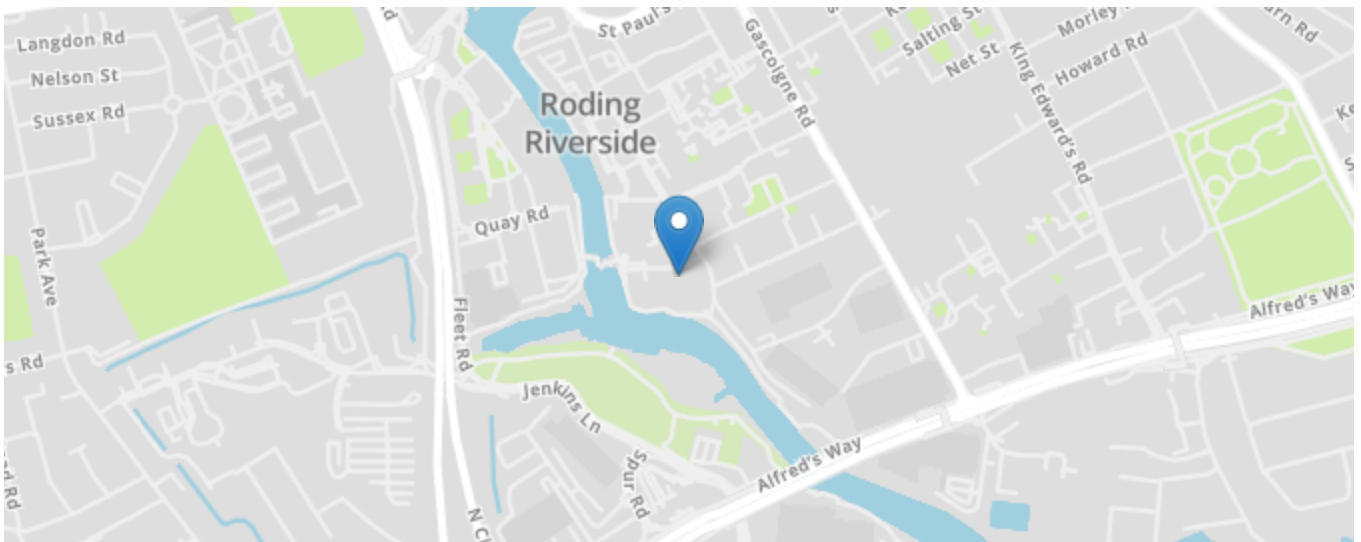
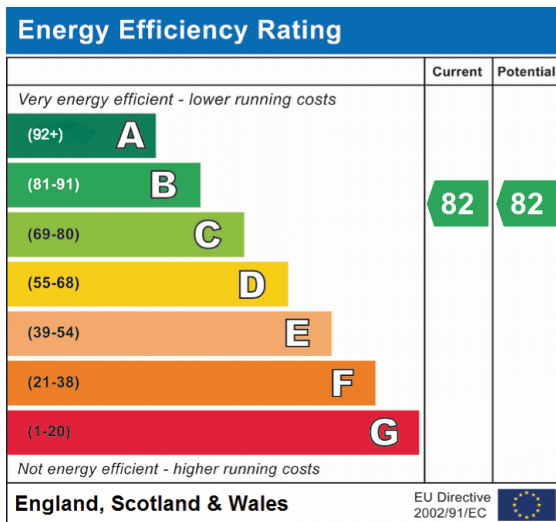
#### Reception

21' 7" max. x 20' 0" max. (6.58m x 6.10m)

#### Balcony

#### Kitchen

included in reception measurement



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.