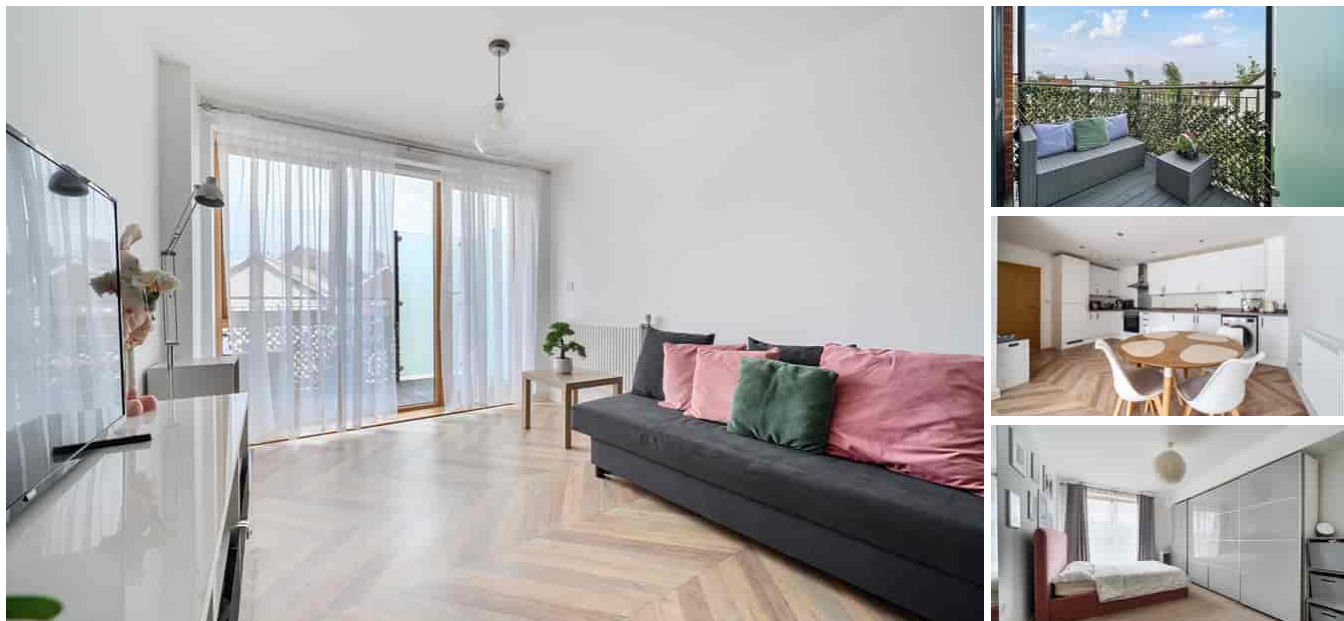


£251,250 Shared Ownership

Copper House, 35 Avebury Avenue, Tonbridge, Kent TN9 1TL



- Guideline Minimum Deposit £25,125
- First Floor (building has a lift)
- Very Good Energy Efficiency Rating
- Parking Space
- Guide Min Income Dual £60.4k | Single £69.5k
- Approx. 775 Sqft Gross Internal Area
- South Facing Balcony
- Minutes from Tonbridge Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 75% share. Full market value £335,000). An attractive, first-floor flat featuring a twenty-five-foot reception room with herringbone flooring, open-plan kitchen and near-full-height windows. A door leads out onto a south-facing balcony. Both bedrooms are generously-sized doubles and the hallway provides built-in storage space as well as access to the stylish bathroom. The energy-efficiency rating is very good, thanks to well insulated walls, gas central heating and high performance glazing. Copper House is close to the centre of town, the eastern end of Avebury Avenue connecting with the main high street. There are several schools Ofsted-rated either 'Good' or 'Outstanding' in the local area. Tonbridge Railway Station, for services to a number of destinations including in to London Bridge/Waterloo East/Charing Cross, is just a few minutes walk away and the flat also comes with use of an allocated parking space.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/02/2018).

Share Available: 75% (£251,250).

Shared Ownership Rent: £236.41 per month (subject to annual review).

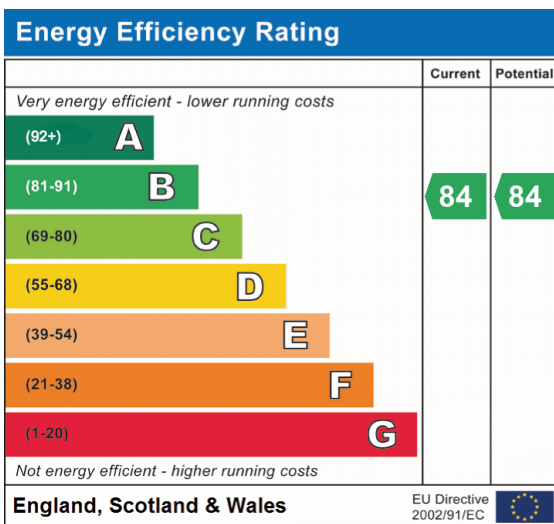
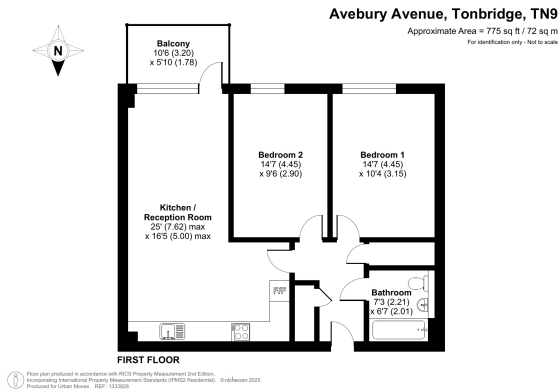
Service Charge: £134.95 per month (subject to annual review).

Ground Rent: £150.00 for the year.

Guideline Minimum Income: Dual - £60,400 | Single - £69,500 (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).



DIMENSIONS

FIRST FLOOR

Entrance Hall

Reception

25' 0" max. x 16' 5" max. (7.62m x 5.00m)

Kitchen

included in reception measurement

Balcony

10' 6" x 5' 10" (3.20m x 1.78m)

Bedroom 2

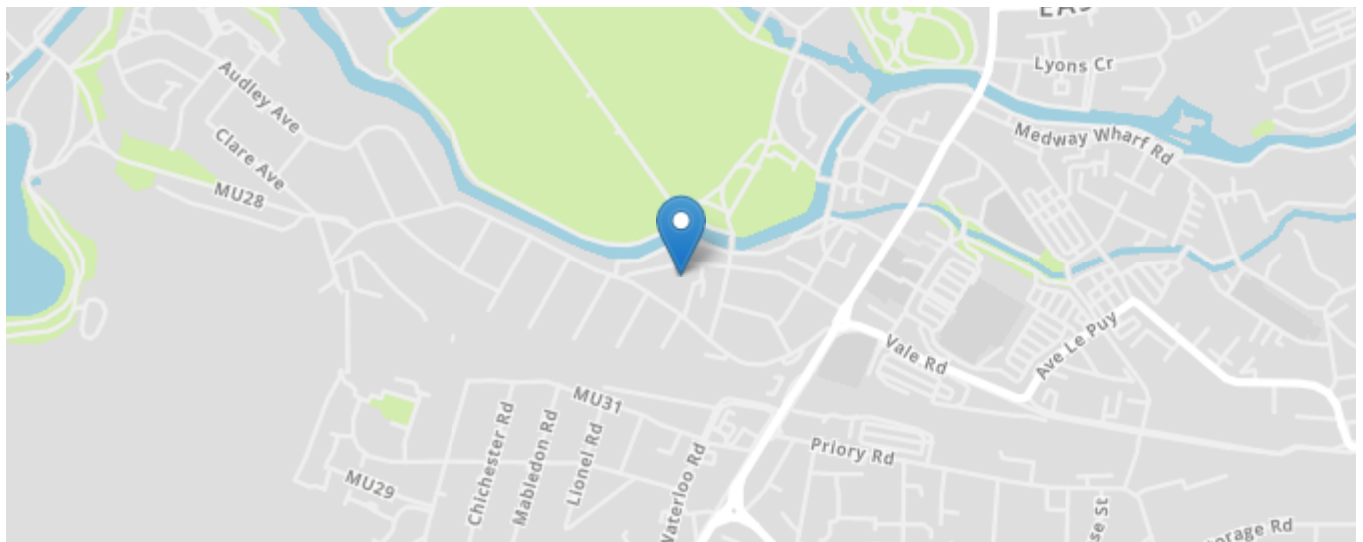
14' 7" x 9' 6" (4.45m x 2.90m)

Bedroom 1

14' 7" x 10' 4" (4.45m x 3.15m)

Bathroom

7' 3" max. x 6' 7" max. (2.21m x 2.01m)



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.