

## £152,000 Shared Ownership

Bluebell Way, Allington, Maidstone, Kent ME16 0ZU



- Guideline Minimum Deposit £15,200
- Two Storey, Three Bedroom, Mid Terrace House
- Bathroom plus Downstairs WC
- Rear Garden
- Guide Min Income Dual £51.1k | Single £58.7k
- Approx. 918 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Two Parking Spaces

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 40% share. Full market value £380,000). A great chance to buy a three-bedroom, shared-ownership family home. This smartly-presented, mid-terrace property has the reception room at the front with a door leading through to a spacious kitchen/dining room. A small rear hall provides access to a ground-floor cloakroom/WC as well as to an attractive rear garden with patio, lawn and decked seating area. On the first floor of the house is a full-width main bedroom with over-stairs cupboard and built-in wardrobe plus two further bedrooms and a pristine-looking bathroom. Well insulated walls, roof and floor, high performance glazing and a modern gas central heating system all contribute towards a very good energy efficiency rating. The house comes with two parking spaces (directly in front) and is also just a short walk from Mid Kent Shopping Centre, which includes a Waitrose supermarket along with a selection of other stores. Allington Primary School is only minutes from Bluebell Way and Ofsted-rated 'Outstanding'.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 24/06/2016). Freehold transferred on 100% ownership.

**Minimum Share:** 40% (£152,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £667.75 per month (subject to annual review).

**Service Charge:** £46.73 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £51,100 | Single - £58,700 (based on minimum share and 10% deposit).

**Council Tax:** Band D, Maidstone 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

#### Reception Room

14' 5" x 11' 7" max. (4.40m x 3.54m)

#### Kitchen / Dining Room

15' 1" x 10' 4" (4.60m x 3.16m)

#### Rear Hall

#### W.C.

### FIRST FLOOR

#### Landing

#### Bedroom 1

15' 3" max. x 9' 5" min. (4.65m x 2.87m)

#### Bathroom

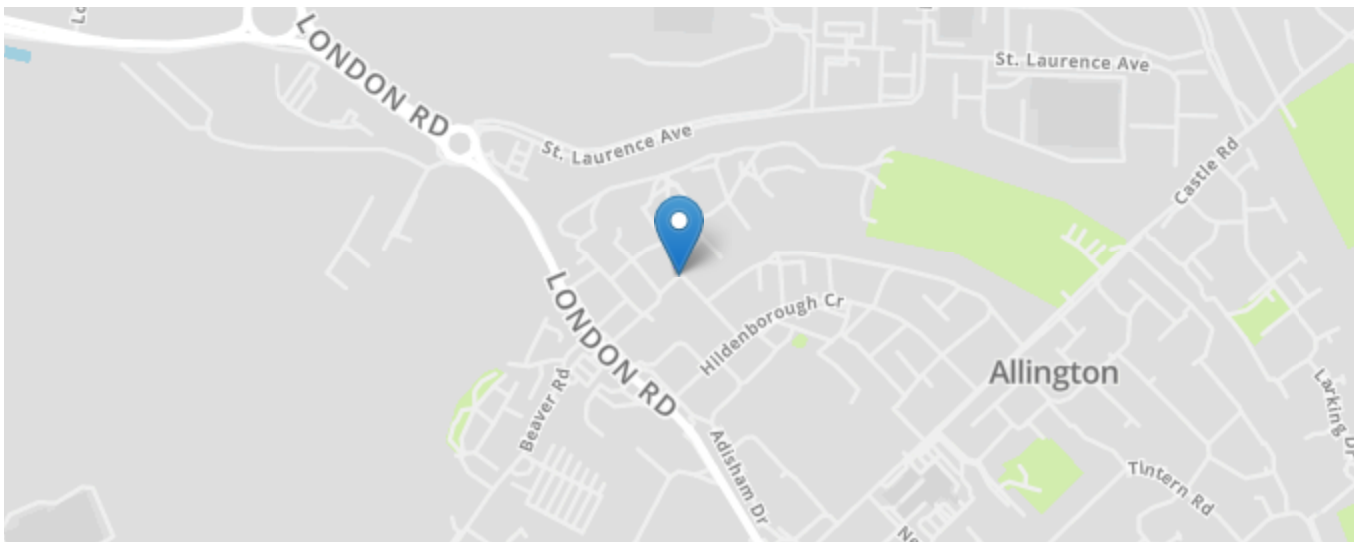
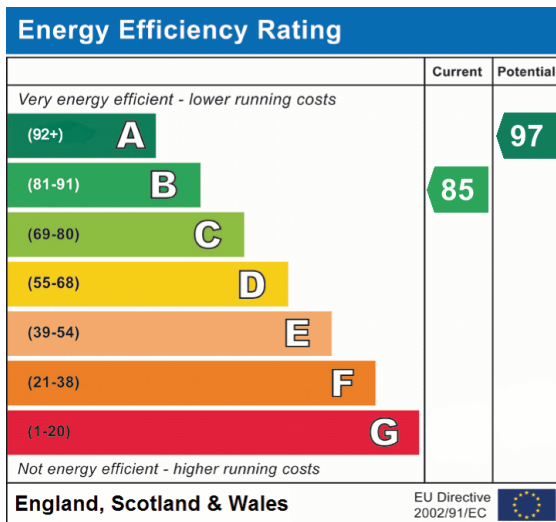
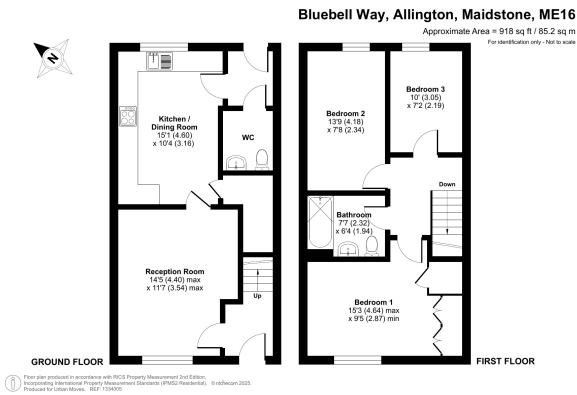
7' 7" max. x 6' 4" max. (2.31m x 1.93m)

#### Bedroom 2

13' 9" x 7' 8" (4.18m x 2.34m)

#### Bedroom 3

10' 0" x 7' 2" (3.05m x 2.19m)



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.