

## £71,250 Shared Ownership

Oak House, Cottons Approach, Romford, London RM7 7LN



- Guideline Minimum Deposit £7,125
- Second Floor (building has a lift)
- Bathroom plus En-Suite Shower Room
- Balcony
- Guide Min Income Dual £39.6k | Single £45.9k
- Approx. 645 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Short Walk to Town Centre/Station

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £285,000). This smartly-presented flat is on the second floor, which is the top floor in that part of the building. The property has a dual-aspect reception room with double doors that lead out onto a balcony. The kitchen is semi-open-plan to the reception and features white units and contrasting worktops. There is a main bedroom with fitted wardrobe and en-suite shower room plus a second bedroom which, though smaller, still has space for a double bed and good-sized wardrobe. A large storage/utility cupboard has been provided in the entrance hallway and the energy-efficiency rating is very good, thanks to well insulated walls and roof, triple glazing and gas central heating. The development has a communal rear garden and backs onto the green, open spaces of Cottons Park. Romford town centre is just a short walk away and Romford Station, for Elizabeth Line, Greater Anglia and London Underground services, is also within easy reach. Ofsted list nine primary schools within a mile radius, all rated either 'Good' or 'Outstanding'.

**Housing Association:** The Riverside Group.

**Tenure:** Leasehold (125 years less 3 days from 14/12/2007).

**Minimum Share:** 25% (£71,250). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £639.98 per month (subject to annual review).

**Service Charge:** £252.99 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £39,600 | Single - £45,900 (based on minimum share and 10% deposit).

**Council Tax:** Band C, London Borough of Havering. 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. There is no parking space offered with this property however we understand that parking permits for the undercroft car park are available from the housing association.

## DIMENSIONS

### SECOND FLOOR

#### Entrance Hallway

#### Reception Room

15' 3" x 11' 0" (4.65m x 3.35m)

#### Balcony

#### Kitchen

8' 4" x 6' 7" (2.54m x 2.01m)

#### Bedroom 1

14' 8" max. x 9' 5" max. (4.47m x 2.87m)

#### En-Suite Shower Room

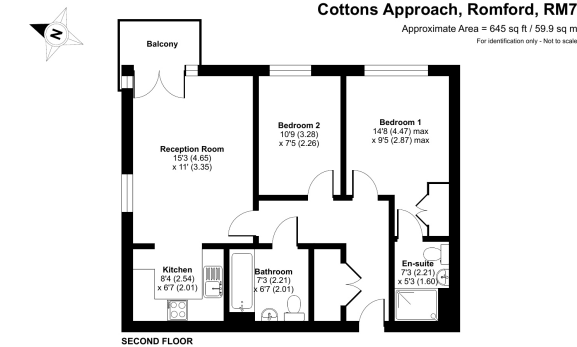
7' 3" max. x 5' 3" max. (2.21m x 1.60m)

#### Bedroom 2

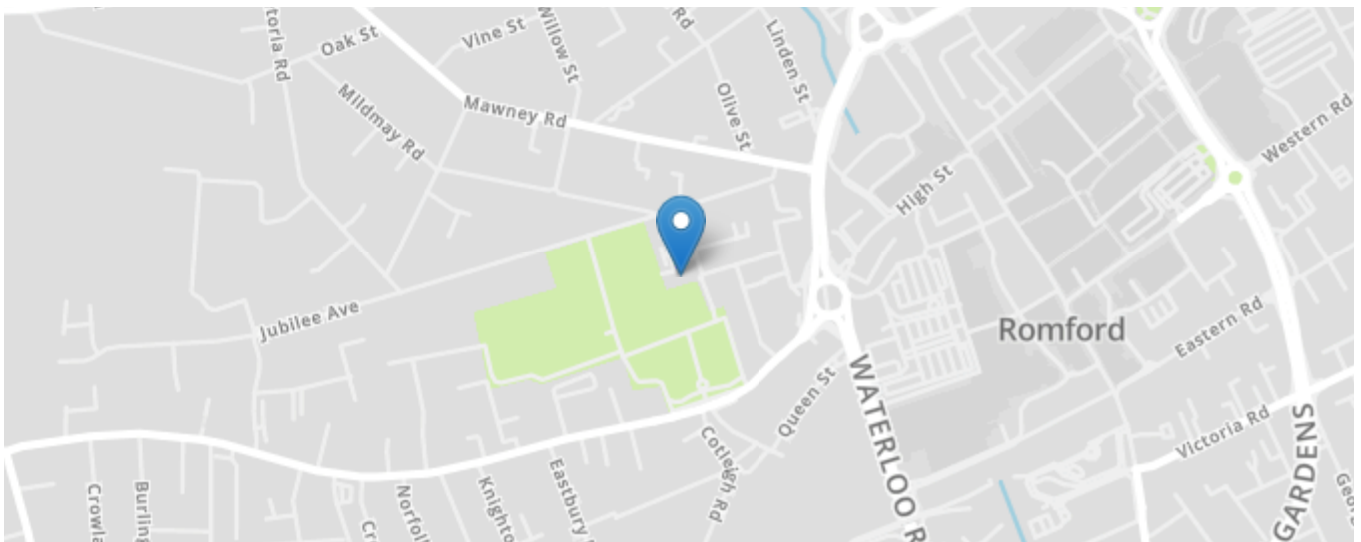
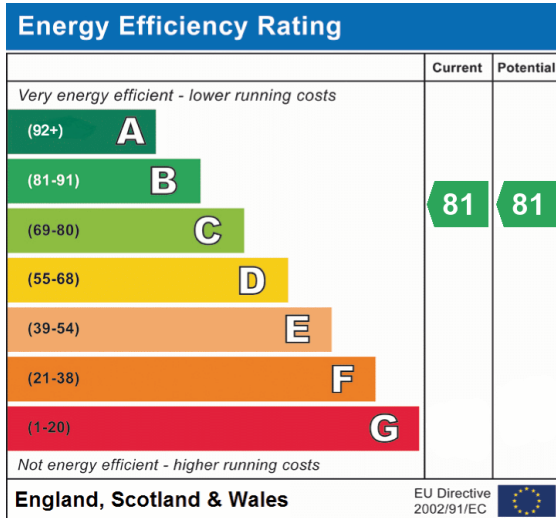
10' 9" x 7' 5" (3.28m x 2.26m)

#### Bathroom

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



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS: Residential). © Redbeam 2025. Produced for Urban Moves. REF: 1330193



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