

£65,000 Shared Ownership

Sandow Place, Kings Hill, West Malling, Kent ME19 4LW



- Guideline Minimum Deposit £6,500
- Top (Second) Floor
- Dual Aspect Reception Room
- Parking Space
- Guide Min Income Dual £25.6k | Single £28.8k
- Approx. 678 Sqft Gross Internal Area
- Kitchen/Dining Room
- Short Drive to West Malling Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £260,000). This smartly-presented flat is on the second (top) floor and has a dual-aspect reception room and a good-sized, kitchen/dining room. There is a spacious main bedroom plus a second double bedroom and a naturally-lit, fully-tiled bathroom. A built-in storage/utility cupboard has been provided and the energy-efficiency rating is good, thanks to well insulated walls and roof, triple glazed windows and gas central heating. Entrance to the block is via a tree-lined path and there is a parking area to the rear of the building which includes an allocated space for this flat. Kings Hill's shops and other amenities are within comfortable walking distance or a brief bus/cycle ride.

Housing Association: Clarion.

Tenure: Leasehold (new 125 year lease from completion of sale).

Minimum Share: 25% (£65,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £351.08 per month (subject to annual review).

Service Charge: £150.29 per month (subject to annual review).

Guideline Minimum Income: Dual - £25,600 | Single - £28,800 (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.

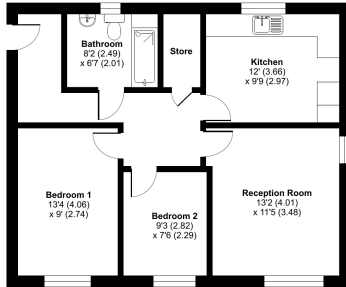
This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are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



Kings Hill, West Malling, ME19

Approximate Area = 678 sq ft / 63 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS: Residential). ©Urbanmoves 2020. Produced for Urban Moves REF: 1329599

DIMENSIONS

SECOND FLOOR

Entrance Hallway

Bathroom

8' 2" max. x 6' 7" max. (2.49m x 2.01m)

Bedroom 1

13' 4" x 9' 0" (4.06m x 2.74m)

Bedroom 2

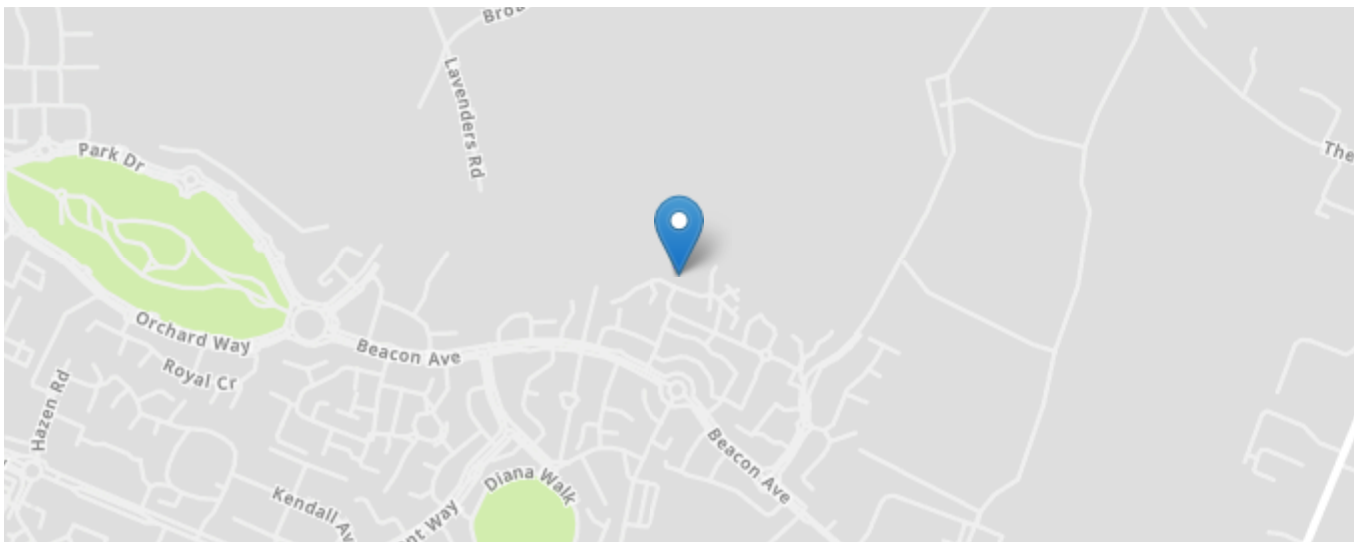
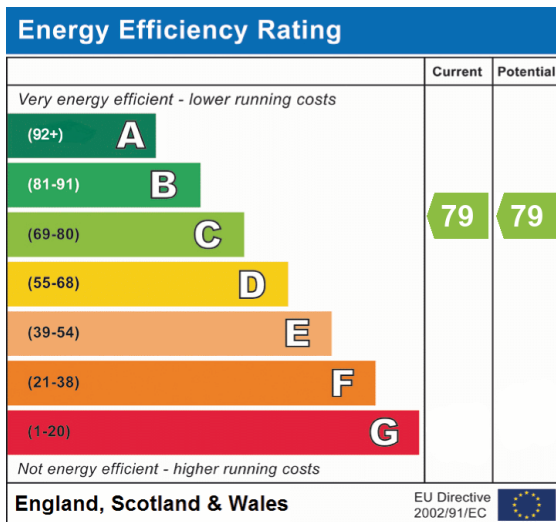
9' 3" x 7' 6" (2.82m x 2.29m)

Reception Room

13' 2" x 11' 5" (4.01m x 3.48m)

Kitchen

12' 0" x 9' 9" (3.66m x 2.97m)



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.