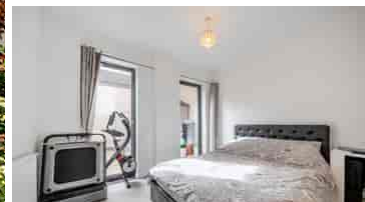
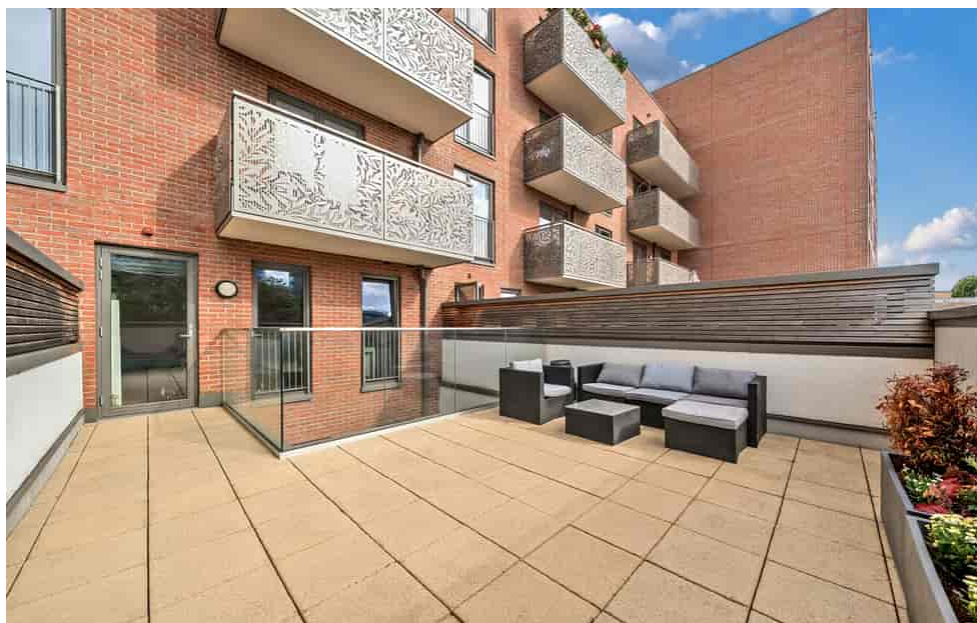


£118,750 Shared Ownership

Katie Court, 7 Edwin Street, London E16 1XS



- Guideline Minimum Deposit £11,875
- Second and First Floor
- Two Terraces
- Secure Parking Space
- Guide Min Income Dual £66.2k | Single £76.3k
- Approx. 800 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Canning Town/Custom House Within Easy Reach

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £475,000). A rare chance to buy a duplex apartment with secure parking and two terraces. This smartly-presented property has a slightly unusual layout - entrance is from the second floor (building has a lift) with stairs then leading down to the first floor. The upper level has a cloakroom with utility cupboard and a spacious kitchen/reception room featuring stylish, handle-less units, integrated appliances and a door opening onto a large, west-facing terrace. The main bedroom is generously sized and provides access to the lower terrace. There is also a second, smaller, bedroom and an attractive, high-spec bathroom. Canning Town Station (Jubilee Line + DLR) and Custom House (Elizabeth Line + DLR) are both within easy walking distance. Katie Court has a cycle storage area and the modern insulation standards, high performance glazing and communal heating/hot water system have resulted in very good energy efficiency ratings. The local primary school is just minutes away and Ofsted-rated 'Outstanding'.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/03/2018).

Minimum Share: 25% (£118,750). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £1128.07 per month (subject to annual review).

Service Charge: £156.69 per month (subject to annual review).

Ground Rent: £300.00 for the year.

Guideline Minimum Income: Dual - £66,200 | Single - £76,300 (based on minimum share and 10% deposit).

Council Tax: Band C, London Borough of Newham. 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

SECOND FLOOR

Entrance Hall

W.C.

Reception

18' 4" max. x 15' 2" max. (5.59m x 4.62m)

Upper Terrace

24' 2" max. x 18' 4" max. (7.37m x 5.60m)

FIRST FLOOR

Lower Hall

Bathroom

7' 9" max. x 6' 6" max. (2.35m x 1.98m)

Bedroom 2

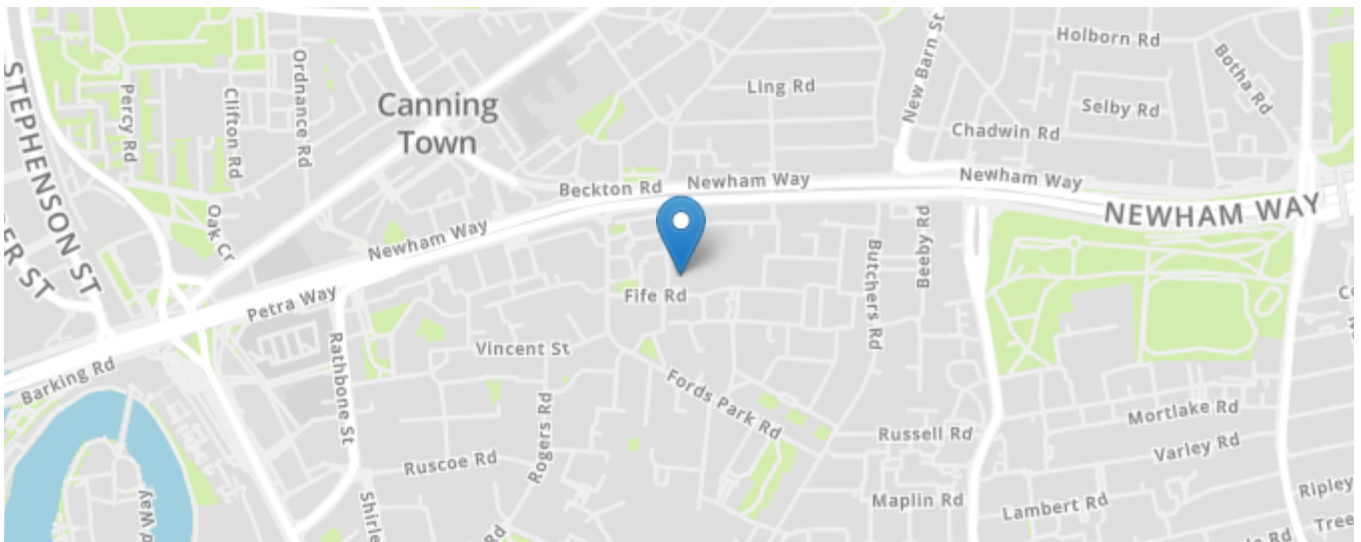
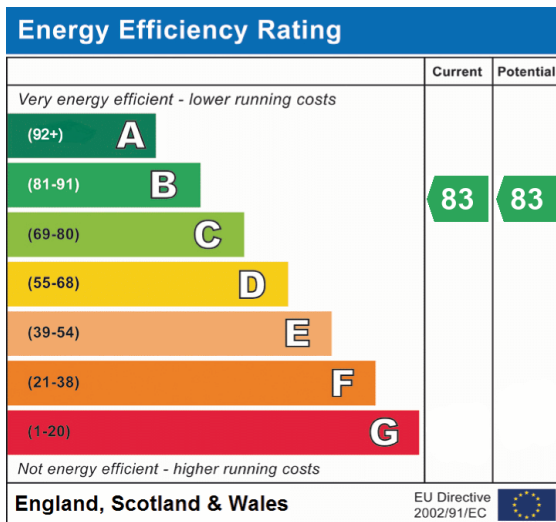
13' 7" x 6' 7" (4.13m x 2.00m)

Bedroom 1

13' 1" max. x 11' 4" max. (3.98m x 3.45m)

Lower Terrace

18' 4" x 10' 0" (5.58m x 3.04m)



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.