

£85,750 Shared Ownership

Hearn House, Merriellands Crescent, Dagenham, London RM9 6FN



- Guideline Minimum Deposit £8,575
- Third Floor (building has a lift)
- Open Plan Kitchen/Reception Room
- Balcony
- Guide Min Income Dual £29.2k | Single £34.3k
- Approx. 539 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Communal Courtyard and Roof Terrace

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £245,000). This smartly-presented apartment is on the third floor of a recently-constructed development. The property has a twenty-one-foot reception room with glazed door that leads out onto an east-facing balcony overlooking the central courtyard. The kitchen is open plan and features sleek, handle-less units and integrated appliances. There is a spacious bedroom and an attractive, high-spec bathroom. A storage/utility cupboard has been provided in the entrance hallway and well insulated walls, high performance glazing and a communal heating/hot water system make for a very good energy-efficiency rating. Hearn House is located just a short walk from Dagenham Dock Station (C2C into Fenchurch Street) and Dagenham Heathway (District Line) is also within easy reach. The apartment is held on a very long lease.

Housing Association: Clarion.

Tenure: Leasehold (990 years from 23/02/2022).

Minimum Share: 35% (£85,750). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £440.88 per month (subject to annual review).

Service Charge: £77.68 per month (subject to annual review).

Guideline Minimum Income: Dual - £29,200 | Single - £34,300 (based on minimum share and 10% deposit).

Council Tax: Band B, London Borough of Barking & Dagenham. 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). There is no parking space offered with this property.

DIMENSIONS

THIRD FLOOR

Entrance Hall

Reception

21' 7" max. x 12' 2" max. (6.58m x 3.71m)

Balcony

Kitchen

included in reception measurement

Bedroom

15' 2" x 9' 11" (4.62m x 3.02m)

Bathroom

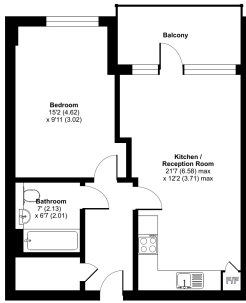
7' 0" x 6' 7" (2.13m x 2.01m)



Merrields Crescent, Dagenham, RM9

Approximate Area = 539 sq ft / 50.1 sq m

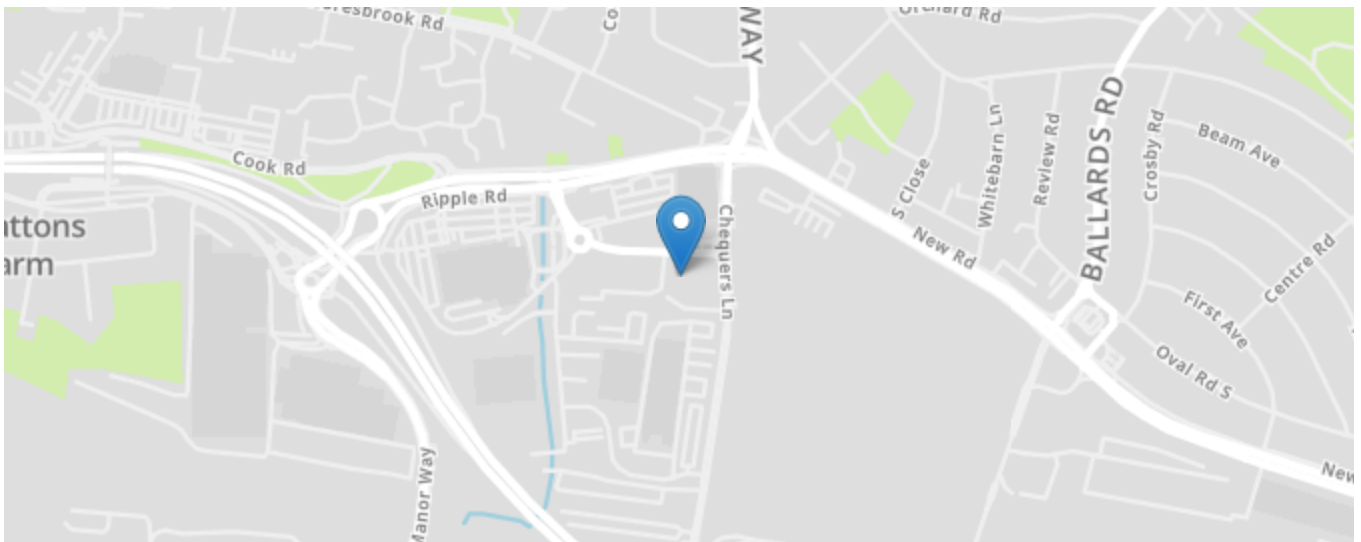
For identification only - Not to scale



THIRD FLOOR

① Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
Measured by International Property Measurement Standards (IPMS) Recommended. Checked by Urban Moves. RICS 1342270

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	



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.