

£100,000 Shared Ownership

Bastien Lane, Kings Hill, West Malling, Kent ME19 4LX



- Guideline Minimum Deposit £10,000
- Two Storey, Three Bedroom, Mid Terrace House
- Bathroom plus Downstairs WC
- South/South-East-Facing Rear Garden
- Guide Min Income Dual £30.2k | Single £35.7k
- Approx. 830 Sqft Gross Internal Area
- Modern Double Glazing and Gas Central Heating
- Parking Space

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £400,000). A great chance to buy a three-bedroom family home in the popular village of Kings Hill. This smartly-presented property has a bright and spacious kitchen with Belfast-style sink and wall-mounted double oven. There is an under-stairs cloakroom/WC and a full-width reception room with patio doors that open onto an attractive, south/south-east-facing rear garden. On the first floor of the house is a large main bedroom, a good-sized second double bedroom, a third bedroom/home office and a stylish, naturally-lit bathroom. Well insulated walls and roof, modern double glazing and gas central heating make for a good energy-efficiency rating. Behind the terrace, and easily accessible via the garden gate, is a parking area which includes a space allocated to this house. Kings Hill is a 'new' village approximately six miles to the west of Maidstone. Work began in 1989 to turn an area that had previously been both royal hunting ground and RAF airfield into a desirable place to live. There are supermarkets, a selection of other shops/amenities and a choice of three highly-rated primary schools.

Housing Association: Clarion.

Tenure: Leasehold (currently 99 years from 01/04/2008, 50 year extension in progress). Freehold transferred on 100% ownership.

Minimum Share: 25% (£100,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £452.70 per month (subject to annual review).

Service Charge: £18.81 per month (subject to annual review).

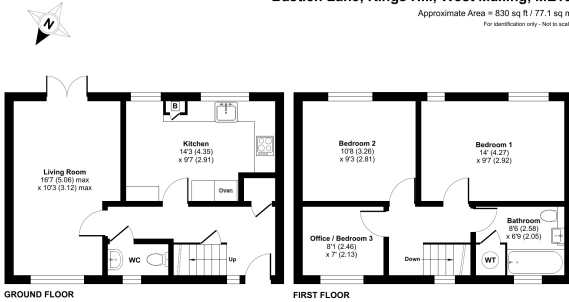
Guideline Minimum Income: Dual - £30,200 | Single - £35,700 (based on minimum share and 10% deposit).

Council Tax: Band D, 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.

Bastien Lane, Kings Hill, West Malling, ME19

Approximate Area = 830 sq ft / 77.1 sq m
For identification only - Not to scale



① Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
Incorporating International Property Measurement Standards (IPMS Residential). © Urbanmoves Ltd.
Produced for Urban Moves, 1807, 138612

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	83
(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	

DIMENSIONS

GROUND FLOOR

Entrance Hall

Kitchen

14' 3" x 9' 7" (4.35m x 2.91m)

W.C.

Living Room

16' 7" x 10' 3" max. (5.06m x 3.12m)

FIRST FLOOR

Landing

Bedroom 1

14' 0" x 9' 7" (4.27m x 2.92m)

Bedroom 2

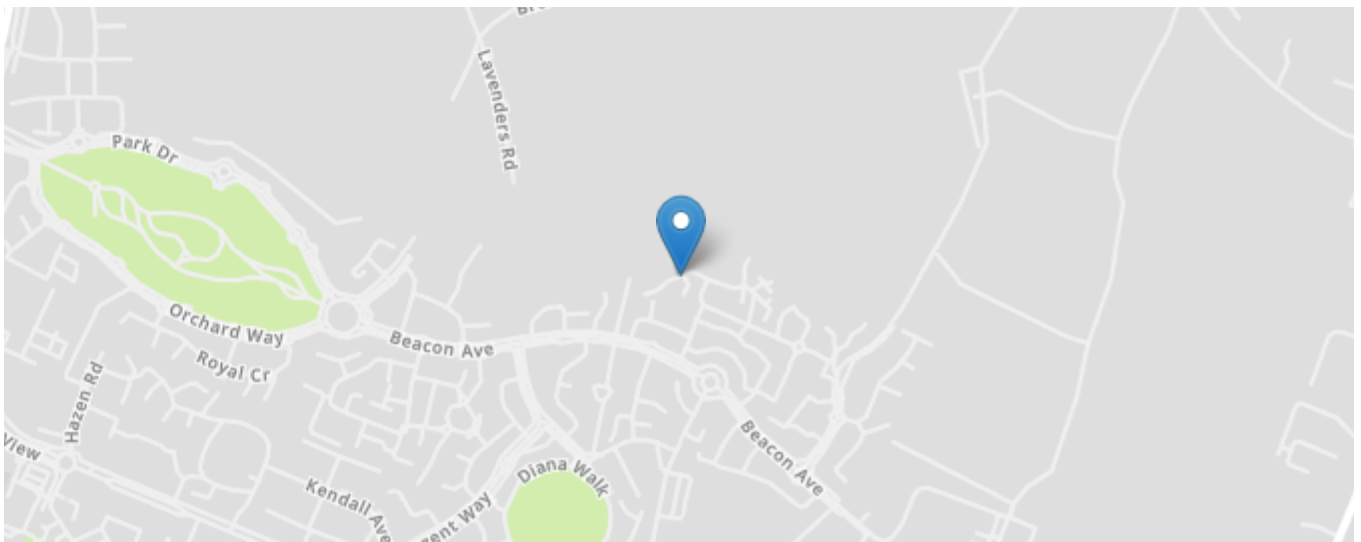
10' 8" x 9' 3" (3.26m x 2.81m)

Bedroom 3

8' 1" x 7' 0" (2.46m x 2.13m)

Bathroom

8' 6" max. x 6' 9" max. (2.58m x 2.05m)



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.