

£42,500 Shared Ownership

Richard Howe House, Palm Drive, Rochester, Kent ME1 2EZ



- Guideline Minimum Deposit £4,250
- Ground Floor
- Semi-Open-Plan Kitchen/Reception Room
- Communal Rear Garden
- Guideline Minimum Income £19,000
- Approx. 497 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 £170,000). A well-presented, ground-floor property which has a spacious reception room and a semi-open-plan kitchen with attractive units. There is a good-sized bedroom and a naturally-lit bathroom. Richard Howe House has a communal rear garden and energy-efficiency ratings are good, thanks to well insulated walls, double glazed windows and gas central heating. The flat comes with use of a parking space plus Rochester and Chatham town centres, for their railway stations, shopping facilities and other amenities, can also be reached via bicycle or local bus.

Housing Association: Clarion.

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

Minimum Share: 25% (£42,500). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £282.49 per month (subject to annual review).

Service Charge: £66.63 per month (subject to annual review).

Guideline Minimum Income: £19,000 (based on minimum share and 10% deposit).

Council Tax: Band B, Medway 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).

DIMENSIONS

GROUND FLOOR

Entrance Hallway

Bathroom

7' 2" max. x 6' 7" max. (2.18m x 2.00m)

Bedroom

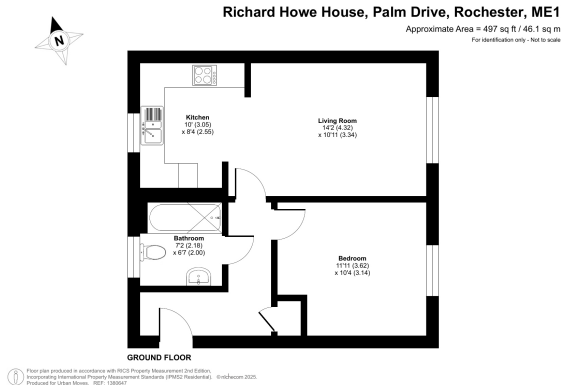
11' 11" max. x 10' 4" max. (3.62m x 3.14m)

Kitchen

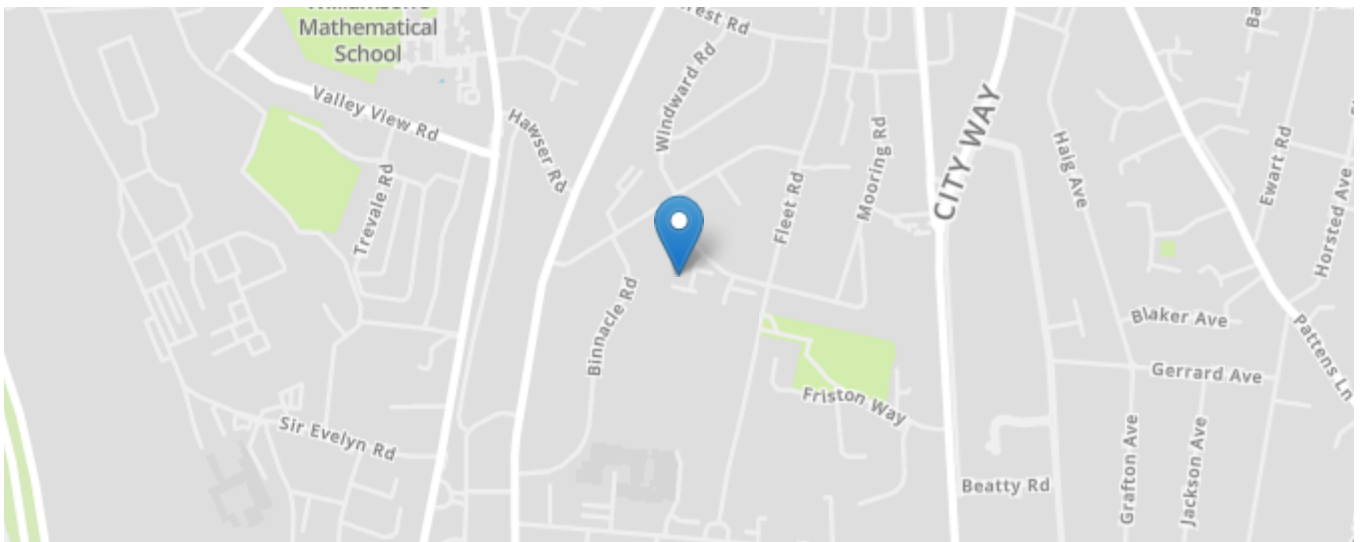
10' 0" x 8' 4" max. (3.05m x 2.55m)

Living Room

14' 2" x 10' 11" (4.32m x 3.34m)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	79
(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.