

£87,500 Shared Ownership

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



- Guideline Minimum Deposit £8,750
- Fifth Floor (building has a lift)
- Very Good Energy Efficiency Rating
- Communal Garden and Roof Terrace
- Guide Min Income Dual £29.7k | Single £35k
- Approx. 540 Sqft Gross Internal Area
- Balcony
- Very Long Lease

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £250,000). A good-sized, one-bedroom apartment on the fifth floor of this recently-constructed development. The property has a twenty-one-foot reception room with attractive flooring and a glazed door that leads out onto an west-facing balcony. The kitchen is open plan and features sleek, handle-less units and integrated appliances. There is a spacious bedroom and a stylish 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 south of Merriellands Retail Park and only a short walk from Dagenham Dock Station (C2C into Fenchurch Street). Dagenham Heathway Station (District Line) is also within easy reach.

Housing Association: Clarion.

Tenure: Leasehold (990 years from 11/03/2022).

Minimum Share: 35% (£87,500). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £449.88 per month (subject to annual review).

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

Guideline Minimum Income: Dual - £29,700 | Single - £35,000 (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 may be permitted but only with prior consent from Clarion (which, unfortunately, can only be obtained once you are the property owner).

DIMENSIONS

FIFTH FLOOR

Entrance Hallway

Reception

21' 4" max. x 12' 2" max. (6.50m x 3.71m)

Kitchen

included in reception measurement

Balcony

Bedroom

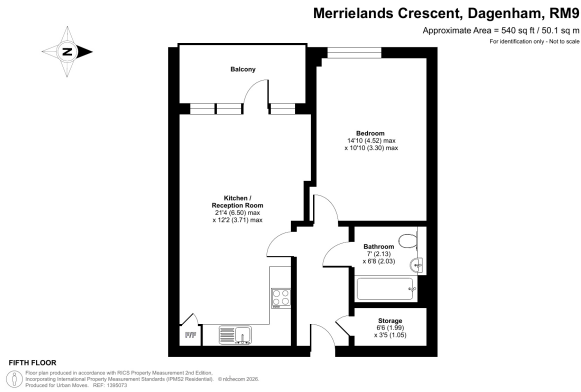
14' 10" max. x 10' 10" max. (4.52m x 3.30m)

Bathroom

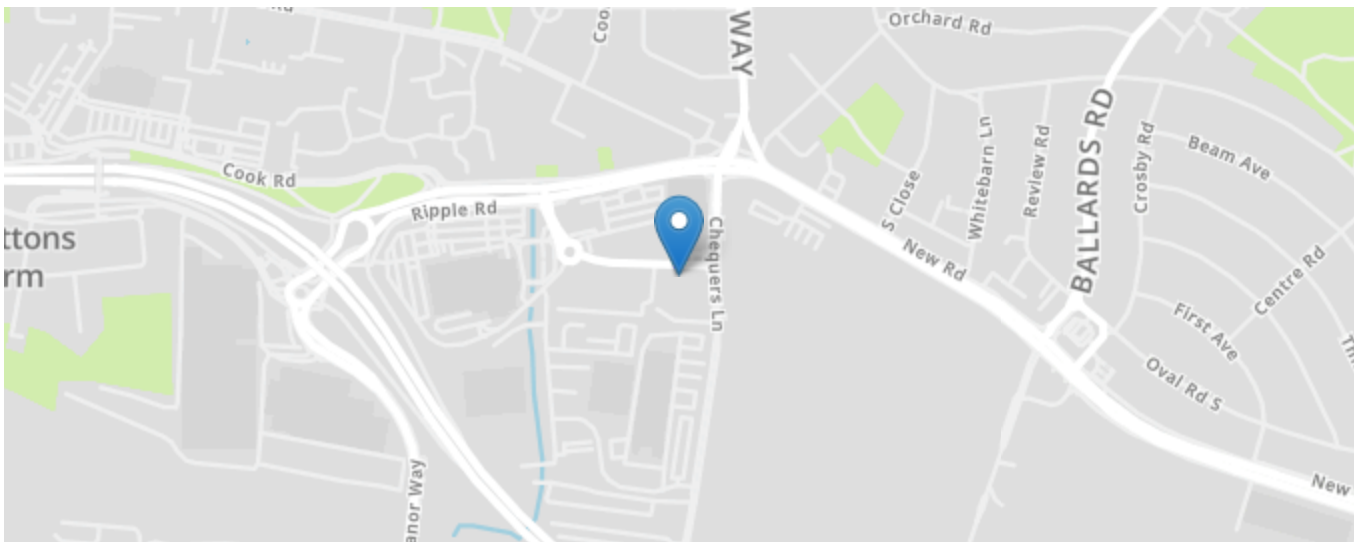
7' 0" max. x 6' 8" max. (2.13m x 2.03m)

Built-In Cupboard

6' 6" x 3' 5" (1.99m x 1.05m)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(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.