

£125,000 Shared Ownership

Manston Court, 2 Thornbury Way, Waltham Forest, London E17 5FT



- Guideline Minimum Deposit £12,500
- Third Floor (building has a lift)
- Open Plan Kitchen/Reception Room
- Stylish Bathroom
- Large, Corner Balcony
- Guide Min Income Dual £71k | Single £82k
- Approx. 1054 Sqft Gross Internal Area
- Three Good-Sized Double Bedrooms
- Very Good Energy Efficiency Rating
- Secure Underground Parking Space

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £500,000). A chance to buy a spacious, three-bedroom, shared-ownership apartment. This modern, well-presented property features a twenty-foot, dual-aspect reception room with glazed doors that lead out onto a corner balcony. The open-plan kitchen area features attractive, walnut-style units and a breakfast bar. There is a main bedroom with fitted wardrobe plus two further good-sized double bedrooms and a stylish bathroom. A pair of built-in storage/utility cupboards in the entrance hallway and demanding insulation standards, high performance glazing and a communal heating/hot water system make for a very good energy-efficiency rating. The property comes with use of a space in the gated car park and the local schools (five primaries, two secondaries and a sixth-form college) are all Ofsted-rated 'Good'.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/01/2016).

Minimum Share: 25% (£125,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £1184.27 per month (subject to annual review).

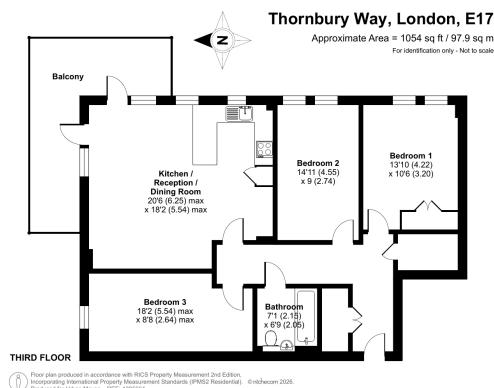
Service Charge: £183.87 per month (subject to annual review).

Guideline Minimum Income: Dual - £71,000 | Single - £82,000 (based on minimum share and 10% deposit).

Council Tax: Band C, London Borough of Waltham Forest. 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).

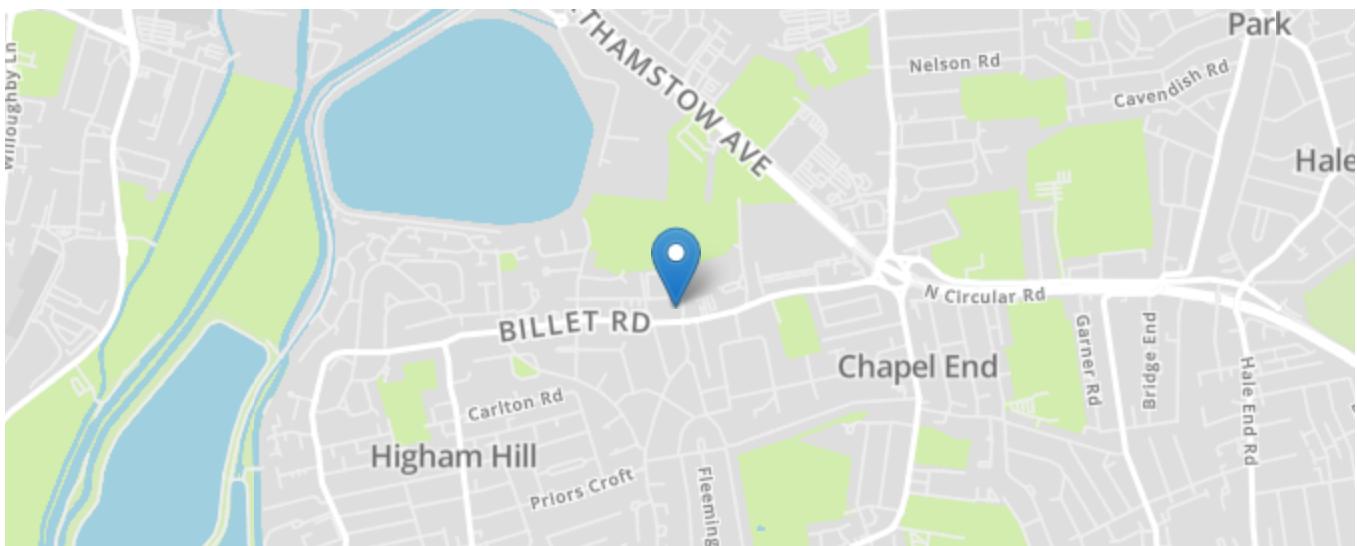
DIMENSIONS



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©richcom 2008. Produced for Urban Moves - REF: 1395864

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	85
(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.