

## £212,500 Shared Ownership

Tower View, Kings Hill, West Malling, Kent ME19 4FD



- Guideline Minimum Deposit £21,250
- Two Storey, Three Bedroom, End of Terrace House
- Shower Room plus Downstairs WC
- South/South-West Facing Rear Garden
- Guide Min Income Dual £48.3k | Single £55.4k
- Approx. 1004 Sqft Gross Internal Area
- Modern Double Glazing and Gas Central Heating
- Parking Space (+ Shared Visitor Parking)

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 50% share. Full market value £425,000). A great chance to buy a three-bedroom family home in the popular village of Kings Hill. The smartly-presented property has two, full-width main rooms on the ground floor: A stylish kitchen/dining room and a reception room with bay window at the front and patio doors that lead out to the rear garden. Upstairs is a main bedroom, which is only slightly smaller than the kitchen/dining room, plus two further good-sized double bedrooms. There is an attractive, naturally-lit shower room plus a downstairs cloakroom/WC. 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 plus several visitor spaces. Kings Hill offers extensive amenities including supermarkets (Asda, Aldi, Little Waitrose), diverse dining, healthcare (GP, dentist, pharmacy), and a strong focus on sports and recreation with a David Lloyd Leisure Centre, golf club, and the Kings Hill Sports Park for football/cricket, plus community spaces, schools, and miles of walking/cycling paths connecting it all via greenways. There is a choice of three primary schools, all Ofsted-rated 'Outstanding'.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 10/05/2005). Freehold transferred on 100% ownership.

**Minimum Share:** 50% (£212,500). The housing association will expect that you will purchase the largest share affordable.

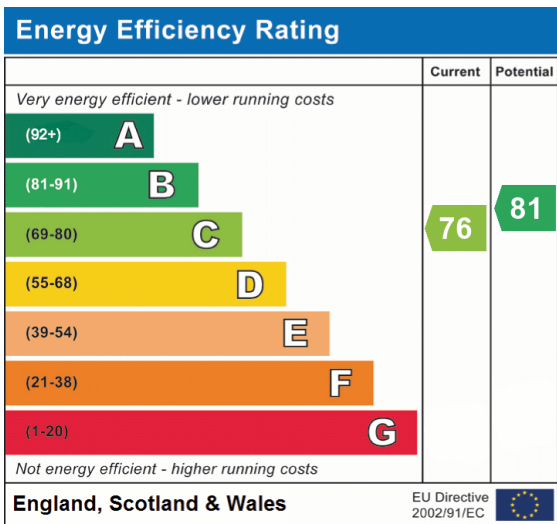
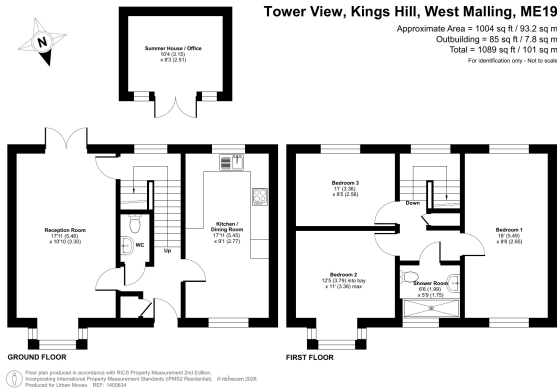
**Shared Ownership Rent:** £275.62 per month (subject to annual review).

**Service Charge:** £17.98 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £48,300 | Single - £55,400 (based on minimum share and 10% deposit).

**Council Tax:** Band E, 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.



## DIMENSIONS

### GROUND FLOOR

#### Entrance Hall

#### Reception Room

17' 11" x 10' 10" (5.46m x 3.30m)

#### W.C.

#### Kitchen / Dining Room

17' 11" x 9' 1" (5.45m x 2.77m)

### FIRST FLOOR

#### Landing

#### Bedroom 1

18' 0" x 8' 8" (5.49m x 2.65m)

#### Bedroom 2

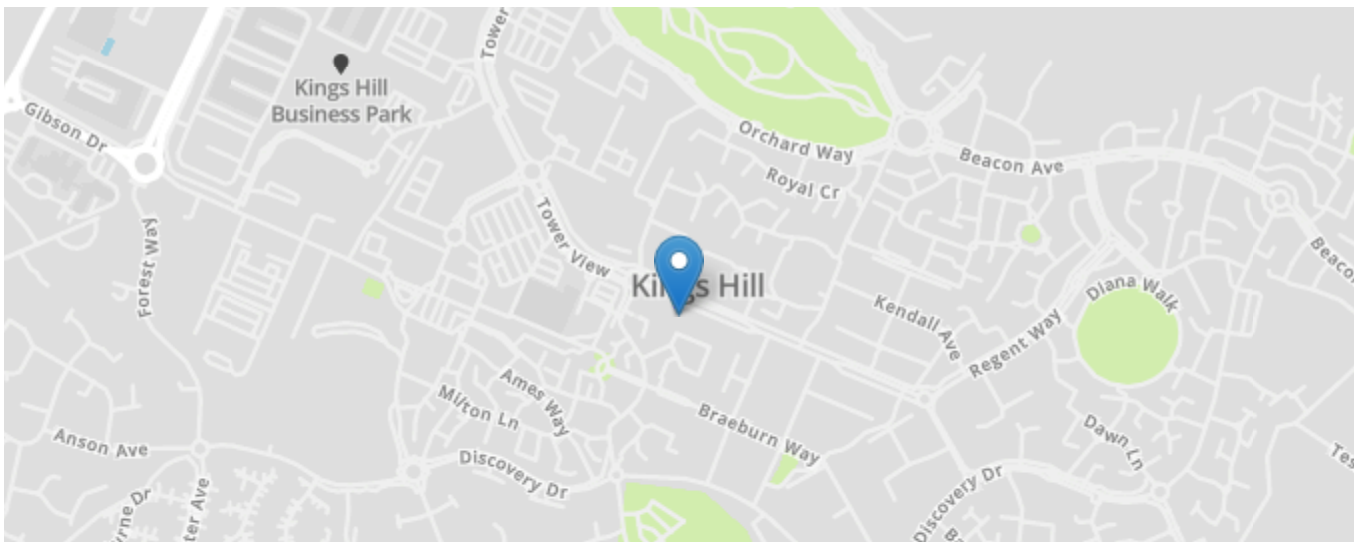
12' 5" into bay x 11' 0" max. (3.78m x 3.35m)

#### Bedroom 3

11' 0" x 8' 5" (3.36m x 2.56m)

#### Shower Room

6' 6" x 5' 9" (1.99m x 1.75m)



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.