

£118,750 Shared Ownership

Upper Mill, East Malling, Kent ME19 6BF



- Guideline Minimum Deposit £11,875
- Two Storey, Three Bedroom, Semi Detached House
- Dining Room and Conservatory
- Modern Double Glazing and Gas Central Heating
- Two Car Driveway
- Guide Min Income Dual £33k | Single £39.3k
- Approx. 1105 Sqft Gross Internal Area
- Bathroom plus Downstairs WC
- Rear Garden plus Front Lawn
- Short Walk from East Malling Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £475,000). This attractively-presented, semi-detached property has a cloakroom/WC just off the entrance hall, some useful under-stairs storage and a smart, spacious kitchen with integrated appliances. There is a good-sized reception room plus a conservatory and a separate dining room. On the first floor are two large bedrooms plus a smaller third double bedroom and a naturally-lit bathroom. Well insulated walls and roof, modern double glazing and gas central heating make for a good energy-efficiency rating. The house comes with a rear garden featuring decked seating areas plus a front lawn and a two-car driveway. The local roads provide easy access to the M20 and many of the regions other major routes. Alternatively, East Malling Station is just a short walk away for services between Ashford and London Victoria.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 30/01/2006). Freehold transferred on 100% ownership.

Minimum Share: 25% (£118,750). The housing association will expect that you will purchase the largest share affordable.

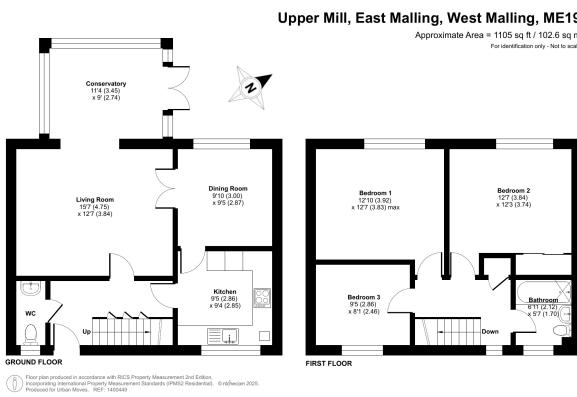
Shared Ownership Rent: £433.75 per month (subject to annual review).

Service Charge: £18.93 per month (subject to annual review).

Guideline Minimum Income: Dual - £33,000 | Single - £39,300 (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.



DIMENSIONS

GROUND FLOOR

Entrance Hall

W.C.

Living Room

15' 7" x 12' 7" (4.75m x 3.84m)

Conservatory

11' 4" x 9' 0" (3.45m x 2.74m)

Kitchen

9' 5" x 9' 4" (2.86m x 2.85m)

Dining Room

9' 10" x 9' 5" (3.00m x 2.87m)

FIRST FLOOR

Landing

Bedroom 1

12' 10" x 12' 7" max. (3.92m x 3.83m)

Bedroom 2

12' 7" max. x 12' 3" (3.84m x 3.74m)

Bedroom 3

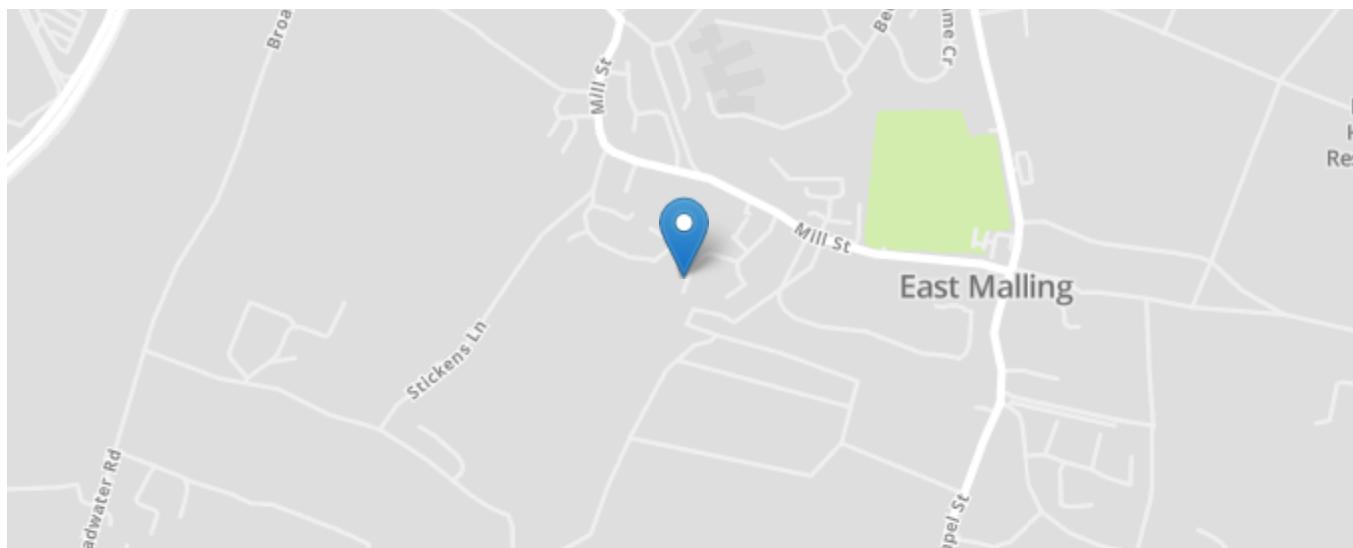
9' 5" x 8' 1" (2.86m x 2.46m)

Bathroom

6' 11" x 5' 7" (2.11m x 1.70m)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	73	
(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.