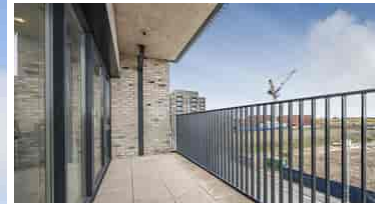


£119,875 Shared Ownership

Batts House, Merriellands Crescent, Dagenham, London RM9 6FP



- Guideline Minimum Deposit £11,987.50
- Third Floor (building has a lift)
- Bathroom plus En-Suite Shower Room
- Balcony
- Guide Min Income Dual £40.8k | Single £47k
- Approx. 782 Sqft Gross internal Area
- Very Good Energy Efficiency Rating
- Very Long Lease

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £342,500). This third-floor apartment is part of a recently constructed development and appears in excellent condition throughout. The property has a spacious reception room with door that leads out onto a fourteen-foot balcony. The kitchen is semi-open-plan and features sleek, handle-less units and integrated appliances. There is a large main bedroom with en-suite shower room plus a generously-sized second double bedroom and a simple yet 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. Batts House is located just minutes from Dagenham Dock Station (C2C into Fenchurch Street) and Dagenham Heathway (District Line) is also within easy reach along with bus transport links and local amenities. Nearby Beam Parklands offers many acres of outside space to explore.

Housing Association: Clarion.

Tenure: Leasehold (990 years from 22/02/2022).

Minimum Share: 35% (£119,875).

Shared Ownership Rent: £542.37 per month (subject to annual review).

Service Charge: £98.49 per month (subject to annual review).

Guideline Minimum Income: Dual - £40,800 | Single - £47,000 (based on minimum share and 10% deposit).

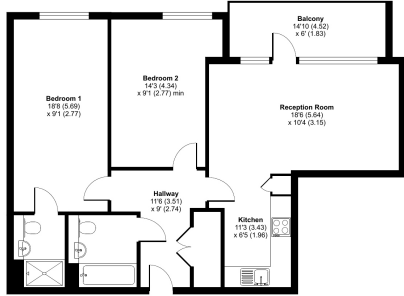
Council Tax: Band C, London Borough of Barking & Dagenham.

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). There is no parking space offered with this property.



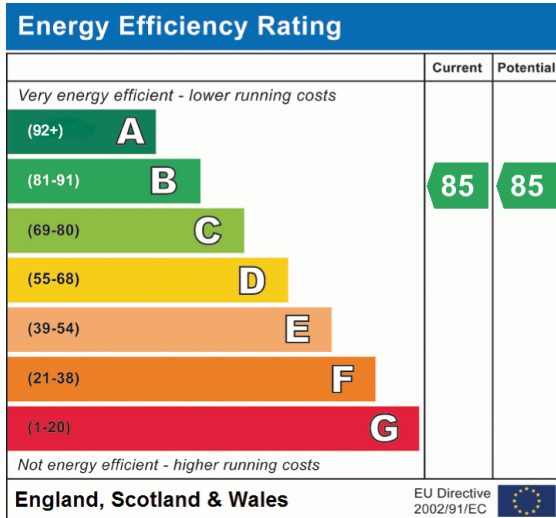
Merriellands Crescent, RM9

Approximate Area = 782 sq ft / 72.7 sq m
For identification only - Not to scale



Certified Property Measurement

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential) - 3rd Edition.
Produced for Urban Moves. REF: 1090020



DIMENSIONS

THIRD FLOOR

Entrance Hallway

11' 6" x 9' 0" max. (3.51m x 2.74m)

Reception Room

18' 6" x 10' 4" (5.64m x 3.15m)

Kitchen

11' 3" x 6' 5" min. (3.43m x 1.96m)

Balcony

14' 10" x 6' 0" (4.52m x 1.83m)

Bedroom 1

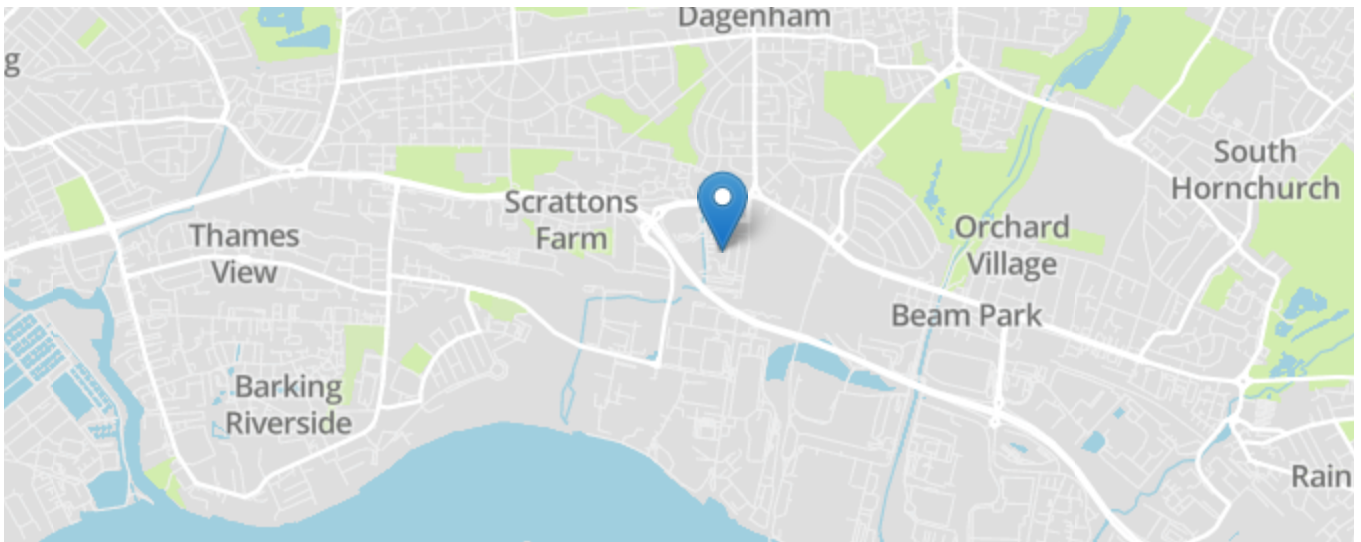
18' 8" x 9' 1" (5.69m x 2.77m)

En-Suite Shower Room

Bedroom 2

14' 3" x 9' 1" min. (4.34m x 2.77m)

Bathroom



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.