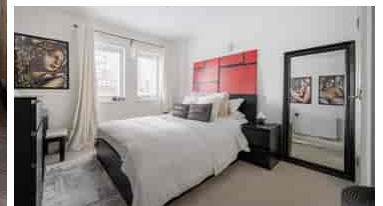


## £125,000 Shared Ownership

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



- Guideline Minimum Deposit £12,500
- Ground Floor
- Very Good Energy Efficiency Rating
- Communal Courtyard / Garden
- Guide Min Income Dual £68k | Single £78.4k
- Approx. 1060 Sqft Gross Internal Area
- Private, Wrap-Around Terrace
- Secure Underground Parking Space

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 25% share. Full market value £500,000). A smartly-presented, three-bedroom apartment on the ground floor of this modern development. The property has a spacious, dual-aspect reception room with attractive, open-plan kitchen area featuring a breakfast bar and walnut-style units. A glazed door leads from the living area out to a large, private terrace. There is a main bedroom with fitted wardrobe plus two further good-sized double bedrooms, a stylish bathroom and a pair of built-in, hallway storage/utility cupboards. Well insulated walls and floor, high performance glazing and a communal heating/hot water system all contribute towards 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:** £1108.02 per month (subject to annual review).

**Service Charge:** £184.73 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £68,000 | Single - £78,400 (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

### GROUND FLOOR

#### Entrance Hallway

#### Reception

20' 6" max. x 18' 3" max. (6.24m x 5.55m)

#### Kitchen

included in reception measurement

#### Terrace

approximately 50' 8" max. x 36' 0" max. (15.44m x 10.97m)

#### Bedroom 1

13' 10" x 10' 7" (4.23m x 3.23m)

#### Bedroom 2

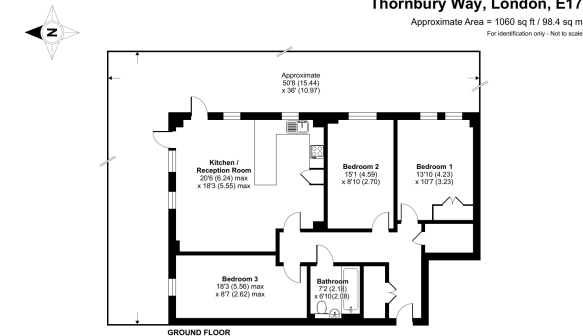
15' 1" x 8' 10" (4.59m x 2.70m)

#### Bedroom 3

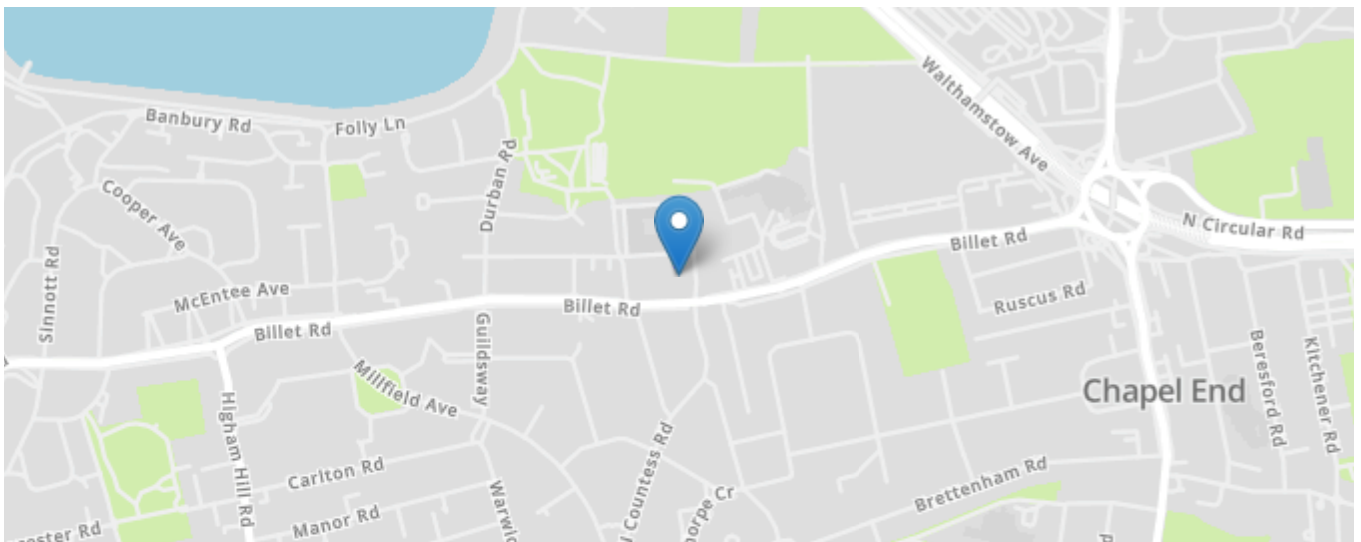
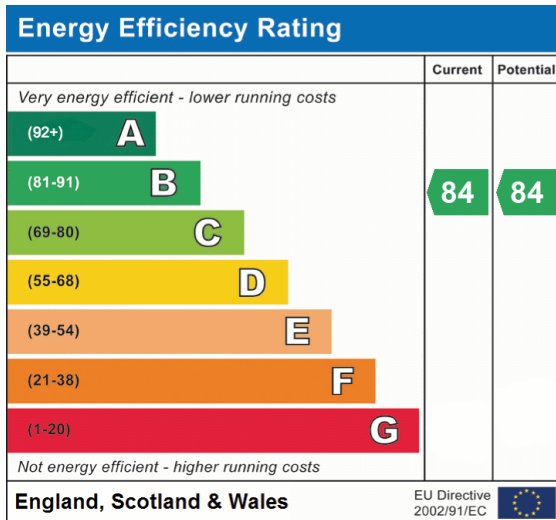
18' 3" max. x 8' 7" max. (5.56m x 2.62m)

#### Bathroom

7' 2" max. x 6' 10" max. (2.18m x 2.08m)



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) Best Practice. Produced for Urban Moves. REF: 139565



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.