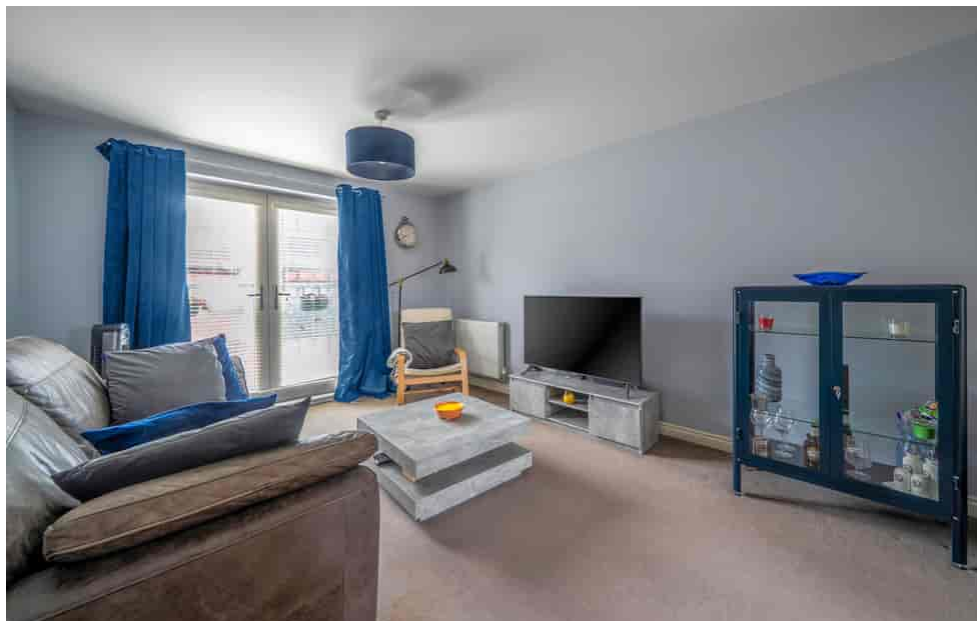


## £125,000 Shared Ownership

Hawley Drive, Leybourne, West Malling, Kent ME19 5FL



- Guideline Minimum Deposit £12,500
- First Floor with Juliette Balcony
- Semi-Open-Plan Kitchen/Reception Room
- Parking Space
- Guide Min Income Dual £30.6k | Single £36.6k
- Approx. 667 Sqft Gross Internal Area
- Modern Double Glazing and Gas Central Heating
- Short Bike Ride from West Malling Station

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 50% share. Full market value £250,000). This first-floor flat features a twenty-seven-foot reception room with south-west-facing Juliette balcony and semi-open-plan kitchen area. There are two bedrooms, both of which are comfortable doubles, plus a naturally-lit bathroom. Well insulated walls, modern double glazing and gas central heating make for a good energy-efficiency rating. A parking area to the rear of the building includes a space allocated to this flat and the nearby A228 allows for easy north/south travel along with access to the M20 motorway. Alternatively, West Malling Railway Station, for services between Maidstone/Ashford and London Bridge/Waterloo East/Charing Cross/Victoria, can be reached via short bike ride. Valley Invicta Primary School, which is just minutes away, is Ofsted-rated 'Outstanding'.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 01/04/2011).

**Minimum Share:** 50% (£125,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £225.84 per month (subject to annual review).

**Service Charge:** £115.70 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £30,600 | Single - £36,300 (based on minimum share and 10% deposit).

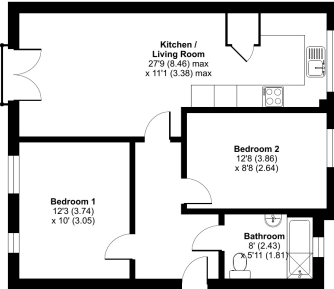
**Council Tax:** Band C, Tonbridge & Malling Borough Council. Priority is given to applicants living and/or working in this local authority.

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. Pets may be permitted but only with prior consent from Clarion (which, unfortunately, can only be obtained once you are the property owner).



## Hawley Drive, Leybourne, West Malling, ME19

Approximate Area = 667 sq ft / 62 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) (Residential), 1st Edition 2018. Produced for Urban Moves. REF: 1307173

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

## DIMENSIONS

### FIRST FLOOR

#### Entrance Hall

#### Reception

27' 9" max. x 11' 1" max. (8.46m x 3.38m)

#### Kitchen

included in reception measurement

#### Bedroom 1

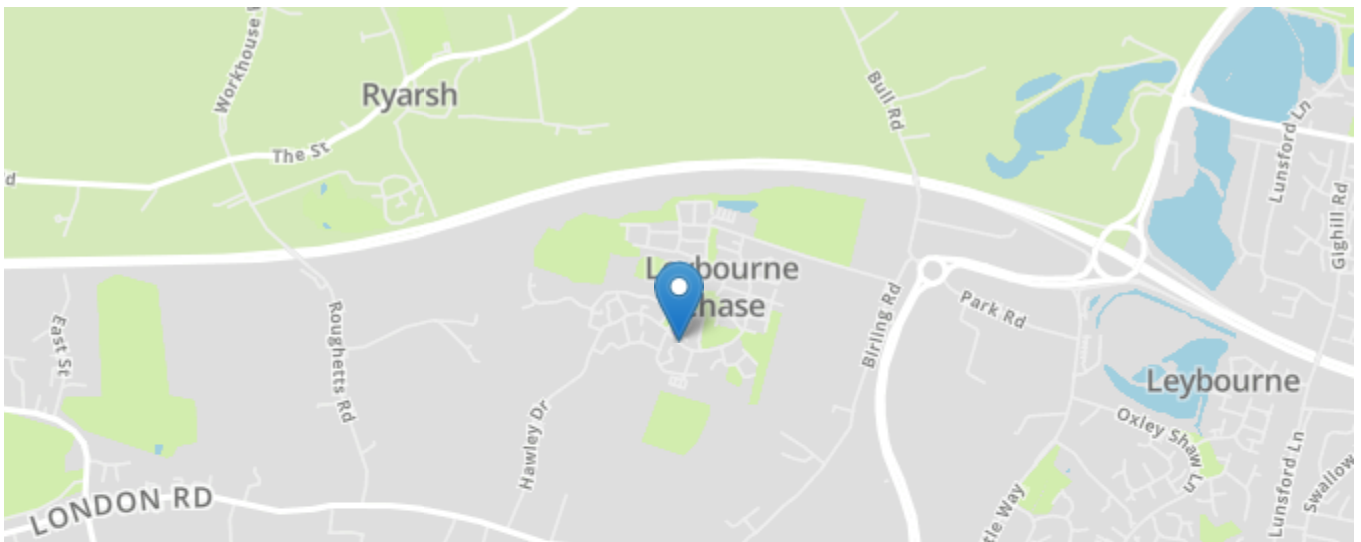
12' 3" x 10' 0" (3.74m x 3.05m)

#### Bedroom 2

12' 8" x 8' 8" (3.86m x 2.64m)

#### Bathroom

8' 0" x 5' 11" max. (2.43m x 1.81m)



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.