

## £96,750 Shared Ownership

Priores House, 5-7 Loxford Road, Barking, London IG11 8SD



- Guideline Minimum Deposit £9,675
- First Floor (building has a lift)
- Spacious Bedroom
- Very Good Energy Efficiency Rating
- Guide Min Income - Dual £30.9k Single £36.3k
- Approx. 531 Sqft Gross Internal Area
- Stylish Bathroom
- Short Walk from Barking Station

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 45% share. Full market value £215,000). A good-sized, one-bedroom apartment on the first floor of this modern development. The property has a stylish bathroom just off the entrance hallway and a spacious bedroom with west-facing balcony. The smart, fully-fitted kitchen is semi-open-plan to the reception and both feature attractive flooring. Well insulated walls, modern double glazing and a communal heating/hot water system make for a very good energy-efficiency rating. Barking Station, for District Line, C2C and London Overground services, is just a short walk away. Barking Park and the shops and other amenities of the town centre are also within easy reach.

**Housing Association:** Home Group.

**Tenure:** Leasehold (125 years from 01/04/2014).

**Minimum Share:** 45% (£96,750).

**Shared Ownership Rent:** £333.30 per month (subject to annual review).

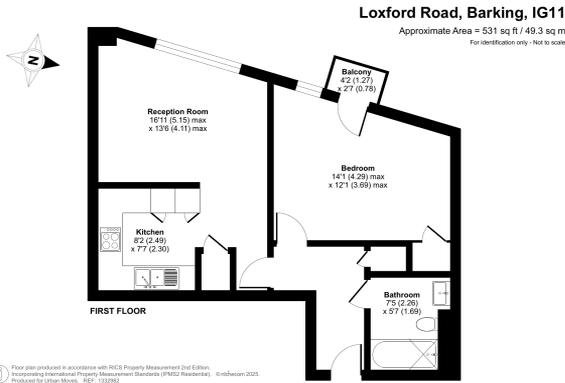
**Service Charge:** £199.26 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £30,900 | Single - £36,300 (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 only permitted with a revocable pet licence (from Home Group) at a cost of £125+VAT. There is no parking space offered with this property.

## DIMENSIONS



### FIRST FLOOR

#### Entrance Hallway

#### Bathroom

7' 5" x 5' 7" (2.26m x 1.69m)

#### Bedroom

14' 1" max. x 12' 1" max. (4.29m x 3.69m)

#### Balcony

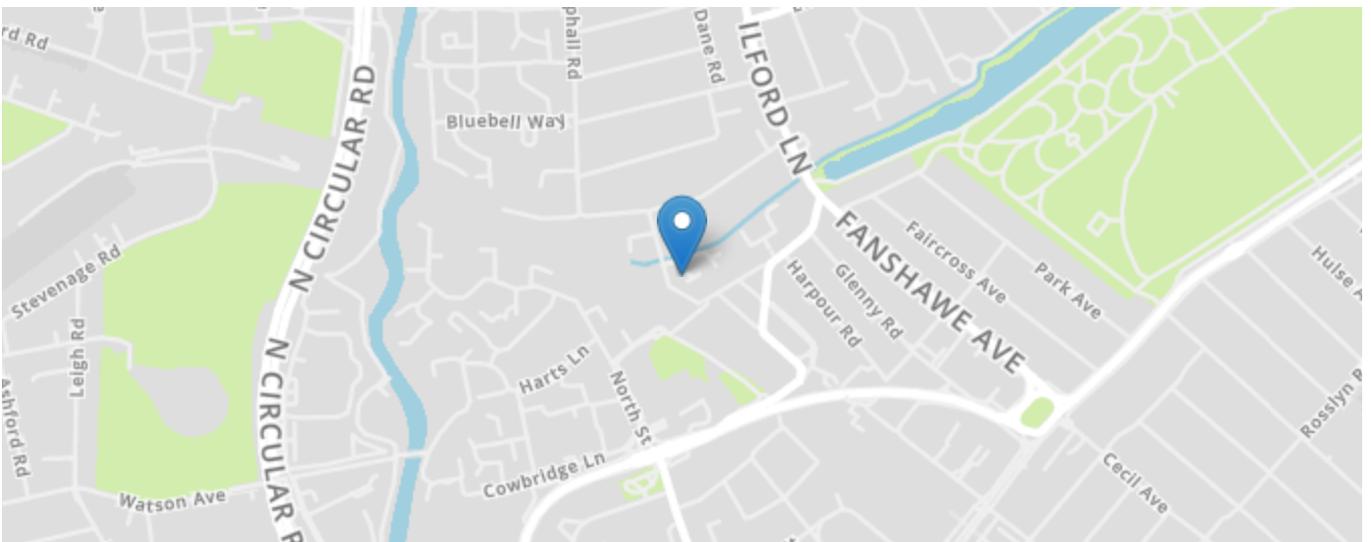
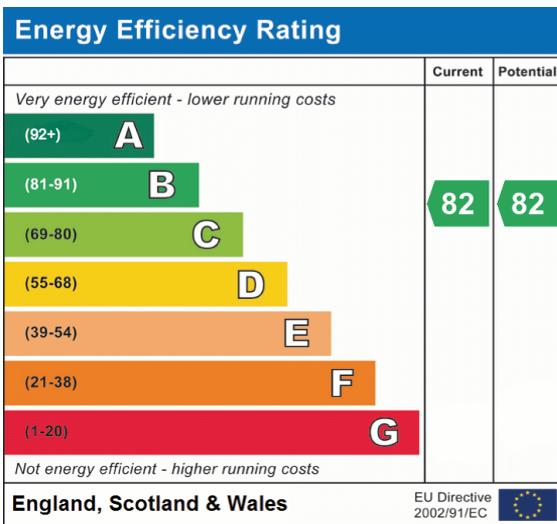
4' 2" x 2' 7" (1.27m x 0.78m)

#### Kitchen

8' 2" x 7' 7" (2.49m x 2.30m)

#### Reception Room

16' 11" max. x 13' 6" max. (5.16m x 4.11m)



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.