

## £160,000 Shared Ownership

Ingre House, 37 Dunningford Close, Hornchurch, London RM12 5DH



- Guideline Minimum Deposit £16,000
- First Floor
- Dual Aspect Kitchen/Reception Room
- Corner Balcony
- Guide Min Income - Dual £44.2k Single £50.5k
- Approx. 675 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Parking Space

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 50% share. Full market value £320,000). A well-presented flat on the first floor of this modern development. The property has a spacious, dual-aspect reception room with attractive flooring and a door that leads out onto a corner balcony. The open-plan kitchen features smart, walnut-style units. There is a main bedroom with fitted, mirror-fronted wardrobe (deeper than it appears due to recessed wall) plus a second bedroom, a bathroom with mosaic detailing and a pair of hallway storage/utility cupboards. Well insulated walls, modern double glazing and gas central heating make for a very good energy-efficiency rating. Ingre House is close to a range of parks and gardens including Bretons Outdoor Recreation Centre, Eastbrookend Country Park, Hacton Meadows and Chase Nature Reserve. The flat comes with use of an allocated parking space and is also within comfortable walking distance, or a brief bus/bike ride, of Elm Park Station (District Line).

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years less 3 days from 01/08/2012).

**Minimum Share:** 50% (£160,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £326.06 per month (subject to annual review).

**Service Charge:** £212.42 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £44,200 | Single - £50,500 (based on minimum share and 10% deposit).

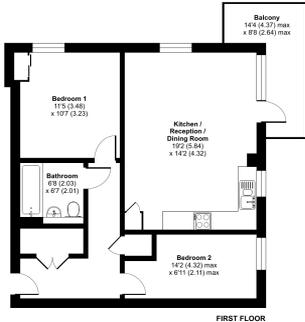
**Council Tax:** Band C, London Borough of Havering. Priority is given to applicants living and/or working in this local authority.

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 not permitted (except assistance animals).



**Dunningford Close, Hornchurch, RM12**

Approximate Area = 675 sq ft / 62.7 sq m  
For identification only - Not to scale



FIRST FLOOR

1 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) Standard 4. © Urbanmoves 2023. Produced for Urban Moves, SEP 19/07/23

## DIMENSIONS

### FIRST FLOOR

#### Entrance Hallway

#### Bedroom 2

14' 2" max. x 6' 11" max. (4.32m x 2.11m)

#### Bathroom

6' 8" max. x 6' 7" max. (2.03m x 2.01m)

#### Bedroom 1

11' 5" x 10' 7" (3.48m x 3.23m)

#### Reception

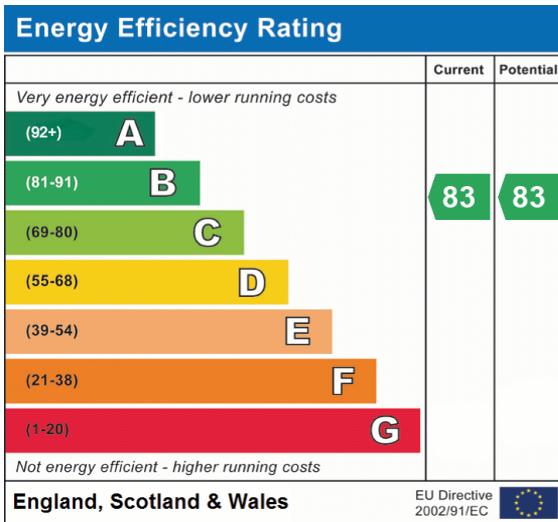
19' 2" x 14' 2" (5.84m x 4.32m)

#### Kitchen

included in reception measurement

#### Balcony

14' 4" max. x 8' 8" max. (4.37m x 2.64m)



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.