

£217,750 Shared Ownership

Blueberry Court, Broadis Way, Rainham, London RM13 8JY



- Guideline Minimum Deposit £21,775
- Third Floor (building has a lift)
- Open Plan Kitchen/Reception Room
- Full Width Balcony
- Guide Min Income - Dual £55.5k Single £63.8k
- Approx. 801 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Secure Parking Space

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 65% share. Full market value £335,000). This spacious and well-presented apartment is on the third floor of a recently-built development. The property has a dual-aspect reception room with a glazed door that leads out onto the full-width balcony. The kitchen area is open plan to the reception and features a tiled floor and walnut-style units. There are two generously-sized bedrooms, an attractive bathroom and a large hallway storage/utility cupboard. Modern insulation standards, high performance glazing and a communal heating/hot water system have resulted in a very good energy-efficiency rating. Blueberry Court has a communal courtyard and a gated, underground car park which includes an allocated space for this apartment. The A13 offers a direct route into central London or out to the M25 and Rainham town centre or railway station can also be easily reached by bus or bike. Nearby Beam Parklands Country Park provides many acres of outside space to explore.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/01/2020).

Minimum Share: 65% (£217,750). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £359.54 per month (subject to annual review).

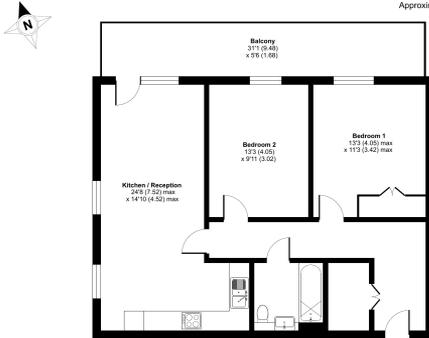
Service Charge: £141.81 per month (subject to annual review).

Guideline Minimum Income: Dual - £55,500 | Single - £63,800 (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).

Blueberry Court, Broadis Way, Rainham, RM13
Approximate Area = 801 sq ft / 74.4 sq m
For identification only - Not to scale



Plan plan produced in accordance with RICS Property Measurement 2nd Edition, Approved International Property Measurement Standards (IPIMS) Handbook, 1st Edition 2022. Produced by Urban Moves, REF: 1246271

DIMENSIONS

THIRD FLOOR

Entrance Hall

Bedroom 1

13' 3" max. x 11' 3" max. (4.05m x 3.42m)

Bathroom

Bedroom 2

13' 3" x 9' 11" (4.05m x 3.02m)

Reception

24' 8" max. x 14' 10" max. (7.52m x 4.52m)

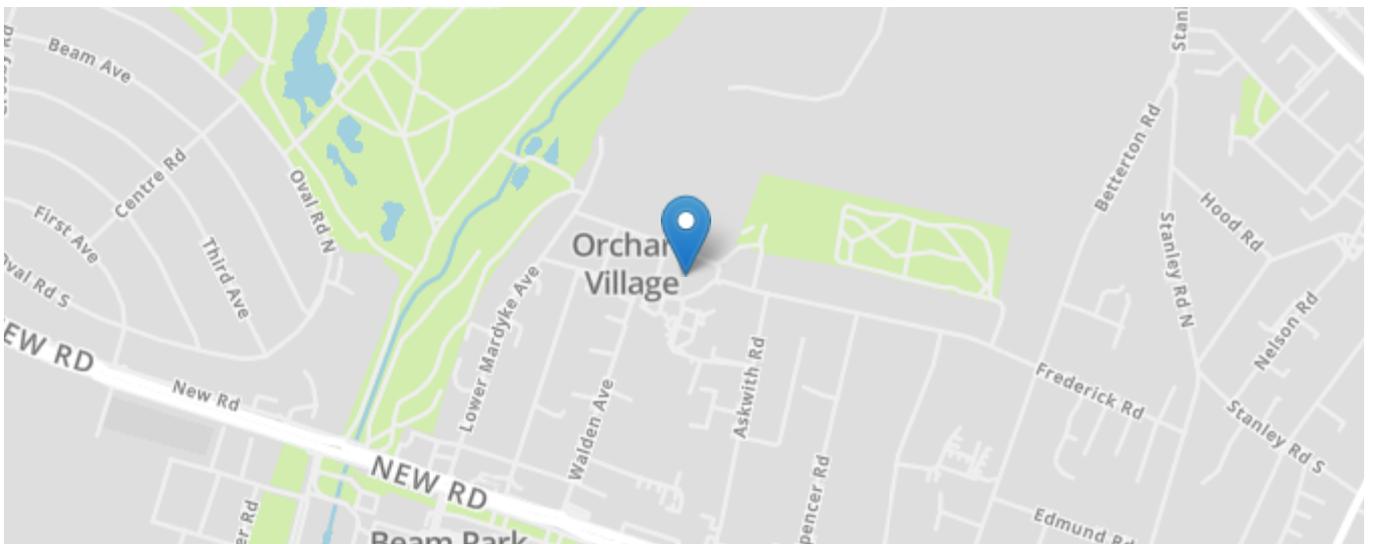
Kitchen

included in reception measurement

Balcony

31' 1" x 5' 6" (9.48m x 1.68m)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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.