

£175,000 Shared Ownership

Robert Milligan House, 47 Cardigan Road, London E3 5FZ



- Guideline Minimum Deposit £17,500
- Third Floor (building has a lift)
- Open Plan Kitchen/Reception Room
- Two Balconies
- Guide Min Income Dual £57.6k | Single £66.3k
- Approx. 726 Sqft Gross Internal Area
- Bathroom plus En-suite Shower Room
- Short Walk from Tube/DLR Stations

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £500,000). This smartly-presented property is on the third floor and has a twenty-two-foot reception room with open-plan kitchen area and double doors leading out onto a courtyard (south-west) facing balcony. There is a main bedroom with fitted, mirror-fronted wardrobe and en-suite shower room plus a second double bedroom that opens onto an additional, recessed, balcony. The hallway provides useful built-in storage as well as access to the bathroom. Well insulated walls, modern double glazing and a communal heating/hot water system make for a good energy-efficiency rating. Bow Road, Bow Church and Mile End Stations (for District/Hammersmith & City Lines, DLR and Central Line respectively) are all within easy reach and the local buses and cycle superhighway routes offer other options. An Anytime Fitness gym and a Tesco Express occupy the ground-floor retail units of the development and there many other shops/amenities close by. Old Ford Primary School, which just a short walk away, is Ofsted-rated 'Outstanding'.

Housing Association: Clarion.

Tenure: Leasehold (125 years less 3 days from 01/07/2013).

Minimum Share: 35% (£175,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £573.13 per month (subject to annual review).

Service Charge: £218.03 per month (subject to annual review).

Guideline Minimum Income: Dual £57,600 | Single £66,300 (based on minimum share and 10% deposit).

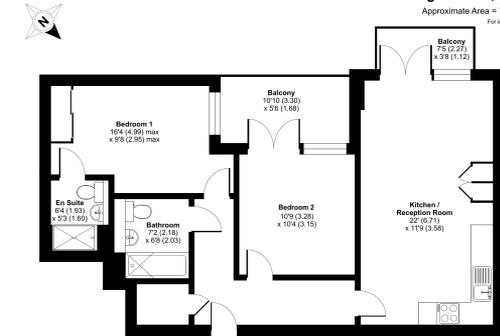
Council Tax: Band D, London Borough of Tower Hamlets. Priority is given to applicants living and/or working in this local authority.

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). There is no parking space offered with this property.

DIMENSIONS

Cardigan Road, London, E3

Approximate Area = 726 sq ft / 67.4 sq m
For identification only - Not to scale



THIRD FLOOR
Data not available in accordance with RICS Property Measurement 2nd Edition.
Produced for Urban Moves. REF: 1420338

THIRD FLOOR

Entrance Hallway

Reception
22' x 11' 9" (6.71m x 3.58m)

Kitchen
included in reception measurement

Balcony 1
7' 5" x 3' 8" (2.27m x 1.12m)

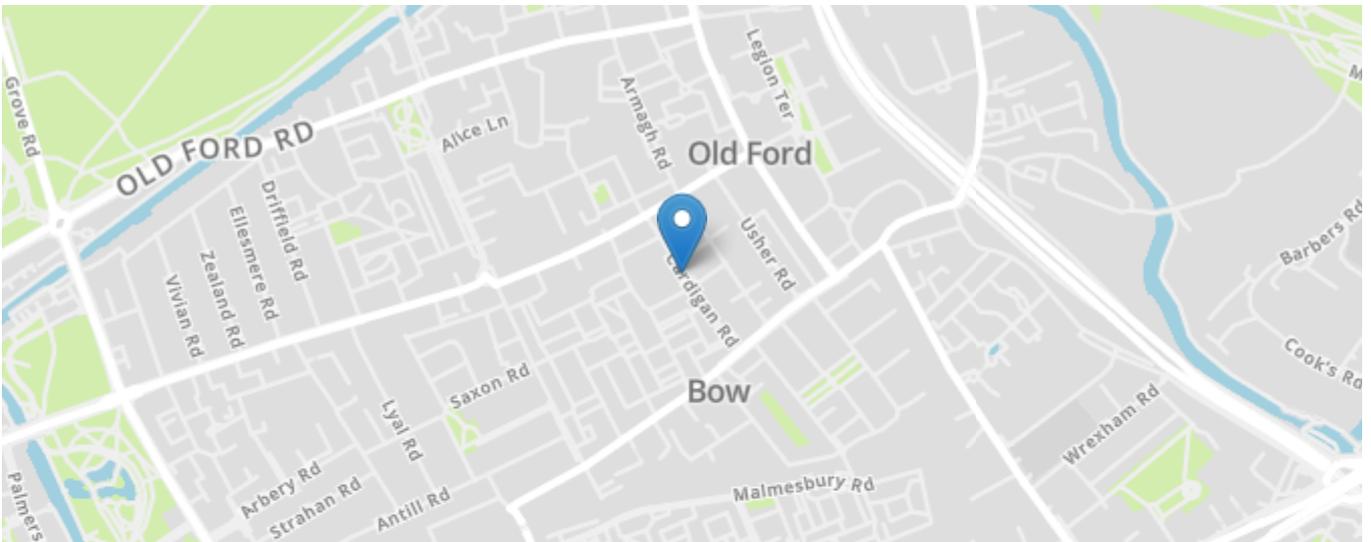
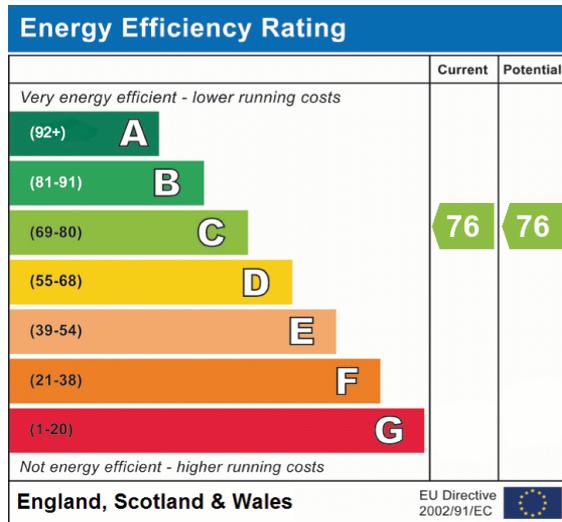
Bedroom 1
16' 4" max. x 9' 8" max. (4.99m x 2.95m)

En-Suite Shower Room
6' 4" max. x 5' 3" max. (1.93m x 1.60m)

Bedroom 2
10' 9" x 10' 4" (3.28m x 3.15m)

Balcony 2
10' 10" x 5' 6" (3.30m x 1.68m)

Bathroom
7' 2" max. x 6' 8" max. (2.18m x 2.03m)



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.