

£112,000 Shared Ownership

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



- Guideline Minimum Deposit £11,200
- Approx. 746 Sqft Gross Internal Area
- Naturally-Lit Bathroom
- Balcony
- Parking Space
- Second Floor (building has a lift)
- Open Plan Kitchen/Reception Room
- Very Good Energy Efficiency Rating
- Communal Courtyard

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £320,000). This well-presented apartment is on the second floor of a recently-constructed development and has a twenty-six-foot reception room with a balcony at one end and an open-plan kitchen, featuring attractive, walnut-style units, at the other. The two bedrooms are good-sized doubles and there is a simple yet stylish and naturally-lit bathroom. A large storage/utility cupboard has been provided in the entrance hallway and modern insulation standards combined with high performance glazing and a communal heating/hot water system have resulted in a very good energy-efficiency rating. The apartment comes with a parking space and the A13 offers a direct route into central London or out to the M25. Rainham town centre or railway station can also be easily reached by bus or bike. Blueberry Court has a communal courtyard plus nearby Beam Parklands Country Park offers many acres of outside space to explore. Newtons Primary School, which is very close by, is Ofsted-rated 'Good' and there are several other well-thought-of schools in the local area.

Housing Association: Clarion.

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

Minimum Share: 35% (£112,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £647.22 per month (subject to annual review).

Service Charge: £138.11 per month (subject to annual review).

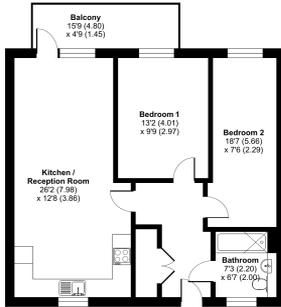
Guideline Minimum Income: Dual - £TBC | Single - £TBC (based on minimum share and 10% deposit).

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

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Approximate Area = 746 sq ft / 69.3 sq m
For identification only - Not to scale



SECOND FLOOR

Plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © Urbanmoves 2024. Produced for Urban Moves. REF: 1426829

DIMENSIONS

SECOND FLOOR

Entrance Hall

Reception

26' 2" x 12' 8" (7.98m x 3.86m)

Kitchen

included in reception measurement

Balcony

15' 9" x 4' 9" (4.80m x 1.45m)

Bedroom 1

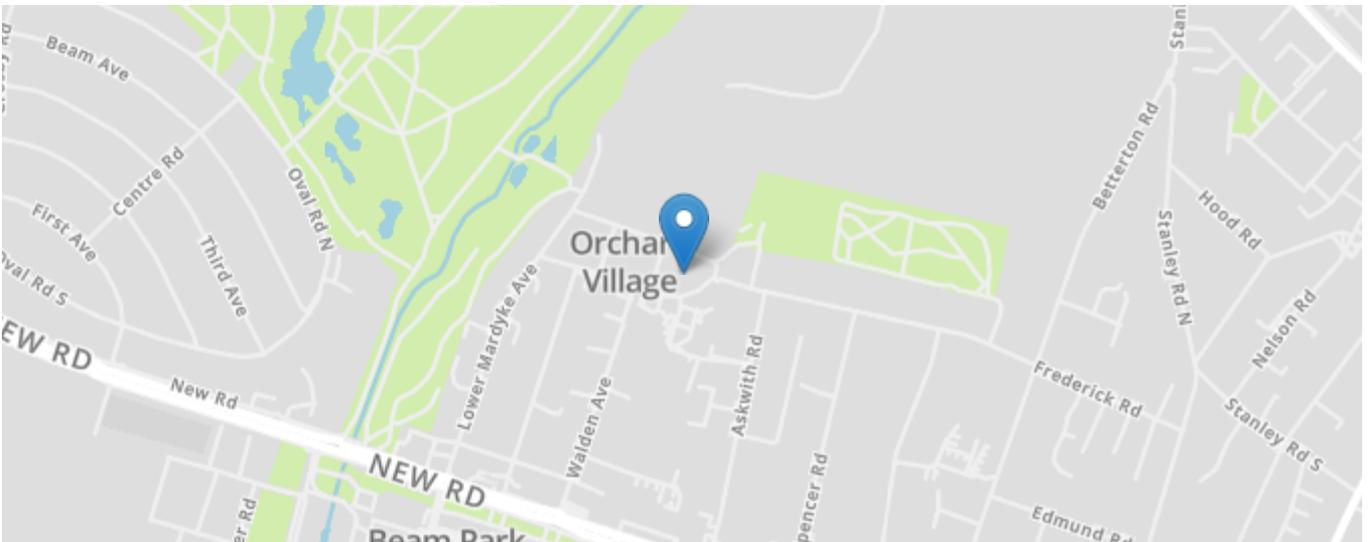
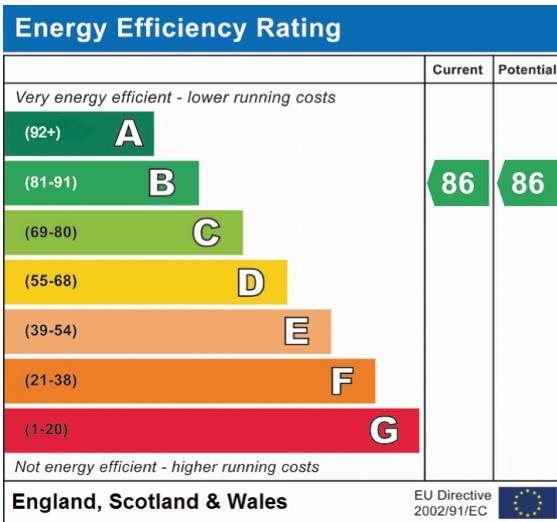
13' 2" x 9' 9" (4.01m x 2.97m)

Bedroom 2

18' 7" x 7' 6" (5.66m x 2.29m)

Bathroom

7' 3" max. x 6' 7" max. (2.20m x 2.00m)



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.