

£80,500 Shared Ownership

Harvey House, 103 Magnetic Crescent, Enfield, London EN3 7FA



- Guideline Minimum Deposit £8,050
- Ground Floor with Balcony
- Very Good Energy Efficiency Rating
- Communal Garden
- Guide Min Income - Dual £27.9k Single £31.8k
- Approx. 510 Sqft Gross Internal Area
- Secure Underground Parking Space
- Short Walk to Enfield Lock Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £230,000). This south-facing, one-bedroom apartment is on the ground floor of a modern block which forms part of a substantial development only a short walk from Enfield Lock Station. The property has a reception room with attractive, semi-open-plan kitchen and double doors that lead out onto a balcony with a view of the communal garden. There is a spacious bedroom with fitted wardrobe and a bathroom with a mix of large-format and pencil-mosaic tiles. Well insulated walls, gas central heating and modern double glazing make for a very good energy-efficiency rating. The apartment comes with use of an allocated space within the underground car park.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/04/2011).

Minimum Share: 35% (£80,500). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £360.51 per month (subject to annual review).

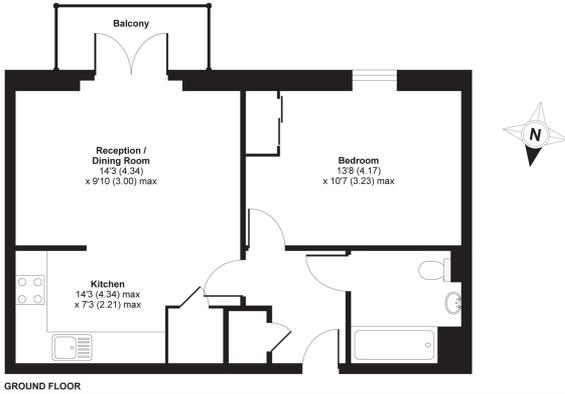
Service Charge: £148.58 per month (subject to annual review).

Guideline Minimum Income: Dual - £27,900 | Single - £31,800 (based on minimum share and 10% deposit).

Council Tax: Band C, London Borough of Enfield. 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).

DIMENSIONS



GROUND FLOOR

Entrance Hall

Reception Room

14' 3" x 9' 10" max. (4.34m x 3.00m)

Kitchen

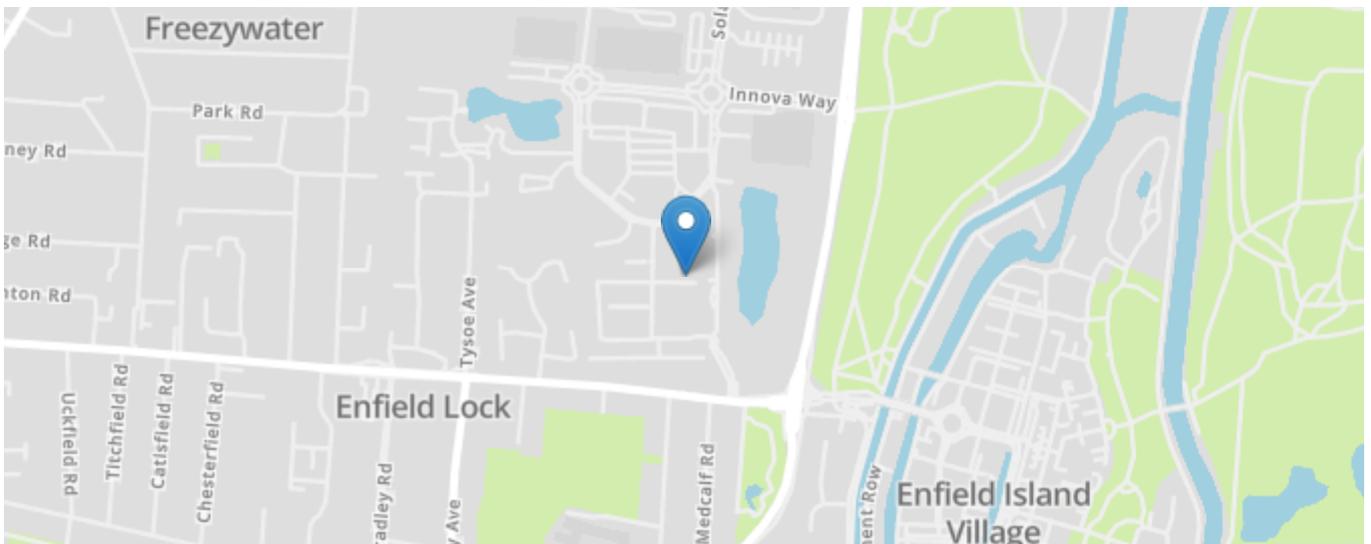
14' 3" max. x 7' 3" max. (4.34m x 2.21m)

Bedroom

13' 8" x 10' 7" max. (4.17m x 3.23m)

Bathroom

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	81	81
(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.