

£101,500 Shared Ownership

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



- Guideline Minimum Deposit £10,150
- Second Floor
- South Facing Balcony
- Semi-Open-Plan Kitchen/Reception Room
- Secure Underground Parking Space
- Guide Min Income Dual £33.5k | Single £39.8k
- Approx. 649 Sqft Gross Internal Area
- Overlooks Communal Garden
- Two Good-Sized Double Bedrooms
- Short Walk from Enfield Lock Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £290,000). A second-floor flat which occupies a favourable position in this modern development. The property is south facing and overlooks the communal garden. Internal features include a semi-open-plan kitchen with sleek units and pencil-mosaic splashbacks and a living room with wood flooring and double doors that lead to the balcony. There is a spacious main bedroom with fitted wardrobe plus a good-sized second bedroom and a bathroom with combined overhead/hand-held shower. A large storage/utility cupboard has been provided in the entrance hall and well insulated walls, modern double glazing and gas central heating make for a very good energy-efficiency rating. The apartment comes with use of an allocated space within the underground car park and is also just a short walk from Enfield Lock Station.

Housing Association: Clarion.

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

Minimum Share: 35% (£101,500). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £430.00 per month (subject to annual review).

Service Charge: £162.64 per month (subject to annual review).

Guideline Minimum Income: Dual - £33,500 | Single - £39,800 (based on minimum share and 10% deposit).

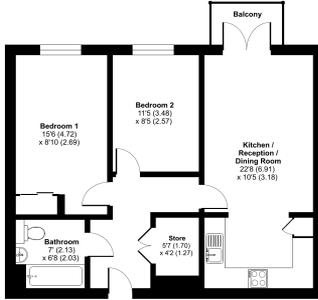
Council Tax: Band C, London Borough of Enfield. Priority is given to applicants living and/or working in this local authority.

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



Magnetic Crescent, Enfield, EN3

Approximate Area = 649 sq ft / 60.2 sq m
For identification only - Not to scale



SECOND FLOOR

Plan only produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) Protocol 2018. Produced by Urban Moves. REF: 142682 © Urbanmoves 2020.

DIMENSIONS

SECOND FLOOR

Entrance Hall

Reception

22' 8" x 10' 5" (6.91m x 3.18m)

Balcony

Kitchen

included in reception measurement

Bedroom 1

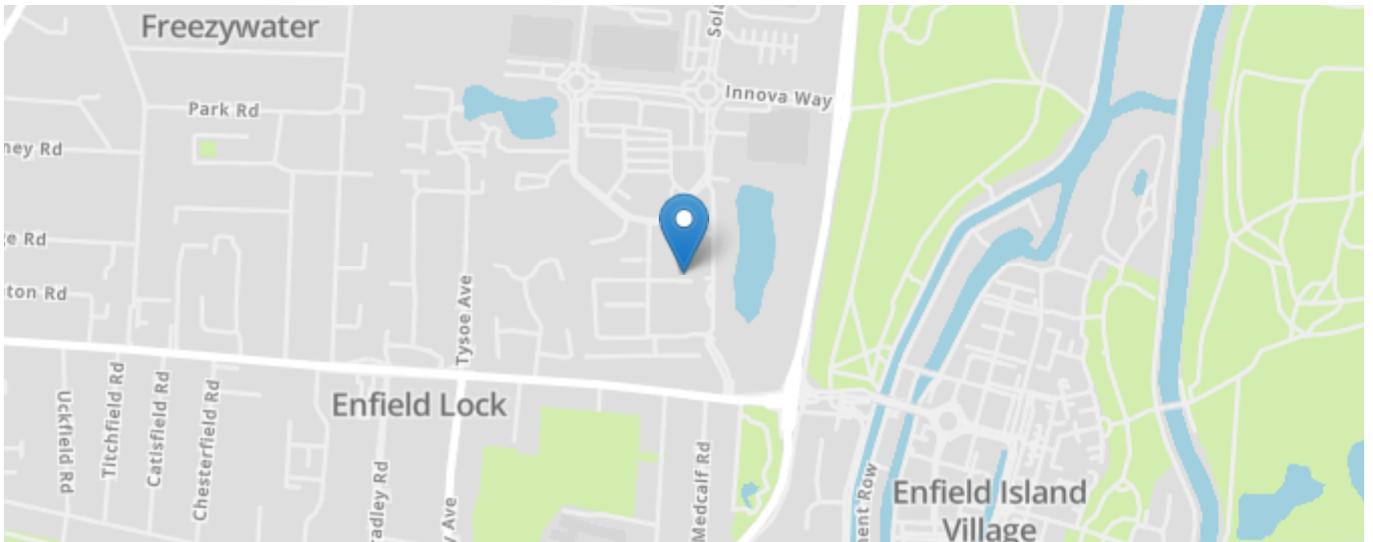
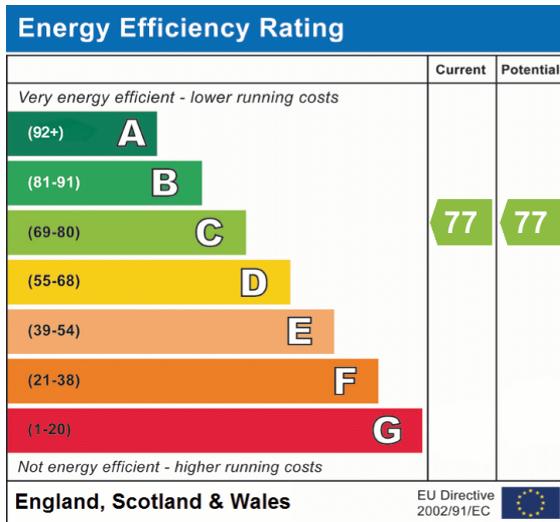
15' 6" x 8' 10" (4.72m x 2.69m)

Bedroom 2

11' 5" x 8' 5" (3.48m x 2.57m)

Bathroom

7' 0" max. x 6' 8" max. (2.13m 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.