

£92,000 Shared Ownership



- Guideline Minimum Deposit £9,200
- First Floor (building has a lift)
- Open Plan Kitchen/Reception Room
- Fitted Wardrobe in Bedroom
- Close to Waitrose Supermarket and High Street
- Guide Min Income Dual £37.1k | Single £43.3k
- Approx. 609 Sqft Gross Internal Area
- Balcony
- Secure Parking Space
- Short Walk from Tonbridge Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £230,000). A smartly-presented apartment on the (raised) first floor of this modern block. The property has an open-plan kitchen/reception room with sleek, grey units and a door that leads out onto a balcony overlooking the communal grounds at the rear/side of the building. There is a spacious bedroom with fitted wardrobe, a simple yet stylish bathroom and a pair of utility/storage cupboards have been provided in the entrance hallway. Well insulated walls, modern double glazing and a communal heating/hot water system make for a good energy-efficiency rating. Blue Bell Court is in an exceptionally convenient location with a Waitrose opposite and a wide range of other shops and amenities on or around the nearby High Street. Tonbridge Railway Station, for services to a number of destinations including the south-east coast or into London Bridge/Waterloo East/Charing Cross, is only a short walk away. The apartment comes with use of a secure, allocated parking space.

Housing Association: Clarion.

Tenure: Leasehold (125 years less 3 days from 01/01/2014).

Minimum Share: 40% (£92,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £439.75 per month (subject to annual review).

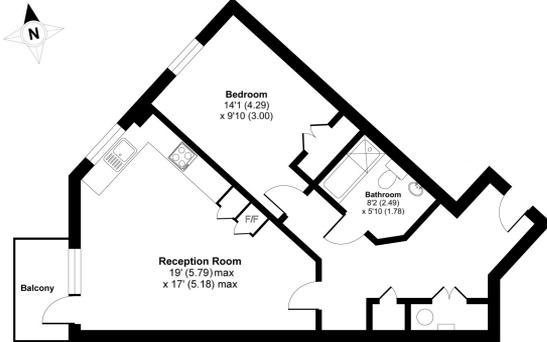
Service Charge: £294.51 per month (subject to annual review).

Guideline Minimum Income: Dual - £37,100 | Single - £43,300 (based on minimum share and 10% deposit).

Council Tax: Band C, Tonbridge & Malling Borough Council. 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).

Sovereign Way, Tonbridge, TN9
APPROX. GROSS INTERNAL FLOOR AREA 609 SQ FT 56.5 SQ METRES



DIMENSIONS

FIRST FLOOR

Entrance Hall

Reception

19' 0" max. x 17' 0" max. (5.79m x 5.18m)

Kitchen

included in reception measurement

Balcony

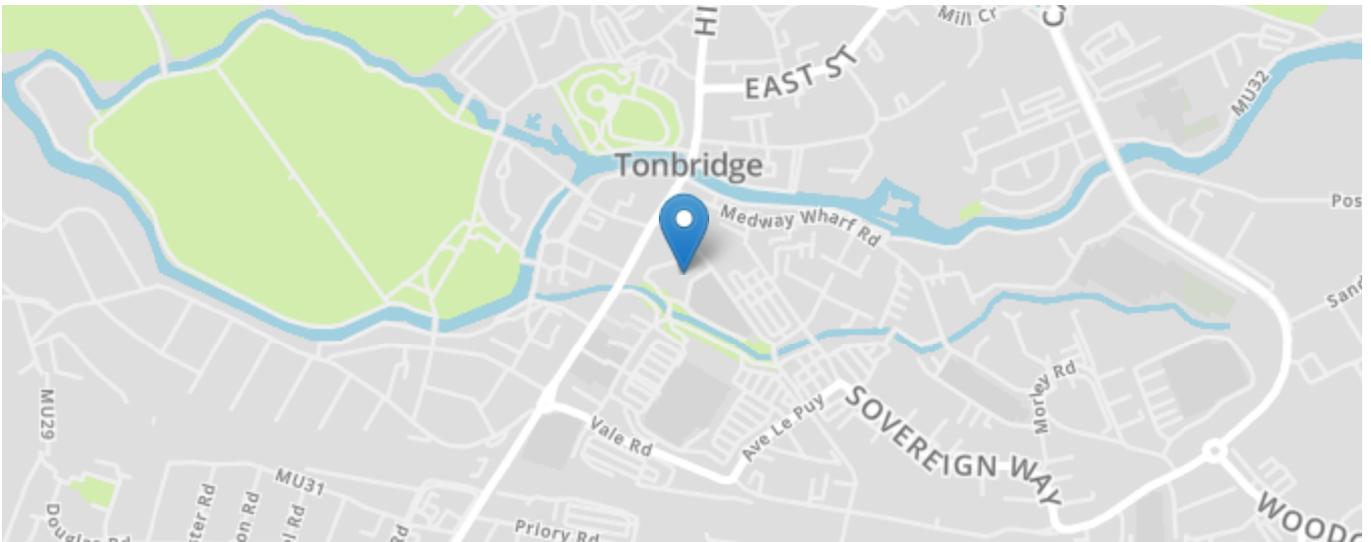
Bedroom

14' 1" x 9' 10" (4.29m x 3.00m)

Bathroom

8' 2" x 5' 10" (2.49m x 1.78m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	79
(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.