

£70,000 Shared Ownership

Summerson Close, Rochester, Kent ME1 3BT



- Guideline Minimum Deposit £7,000
- Two Storey, Mid Terrace House
- Spacious Reception Room
- Bathroom plus Downstairs WC
- South/South-West-Facing Rear Garden
- Guide Min Income Dual £26.1k | Single £29.7k
- Approx. 684 Sqft Gross Internal Area
- Two Good-Sized Double Bedrooms
- Modern Double Glazing and Gas Central Heating
- Allocated, Off-Street Parking Space

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £280,000). This well-presented, mid-terrace property has a conventional layout with the kitchen and a ground-floor cloakroom/WC at the front while at the rear is a spacious reception room. Patio doors open onto a south/south-west-facing rear garden with raised seating area. On the first floor of the house is a sleek bathroom and two similar-sized double bedrooms. Modern insulation standards, double glazing and gas central heating make for a good energy-efficiency rating. The property comes with an allocated, off-street parking space and the Rochester and Chatham town centres, for their railway stations, shopping facilities and other amenities, can also be reached by bus or bike. Ofsted list several highly-rated schools in the local area. Nearby areas such as Nashenden Down and Capstone Farm Country Park offer hundreds of acres of beautiful, outside space to explore.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 31/07/2009). Freehold transferred on 100% ownership.

Minimum Share: 25% (£70,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £489.45 per month (subject to annual review).

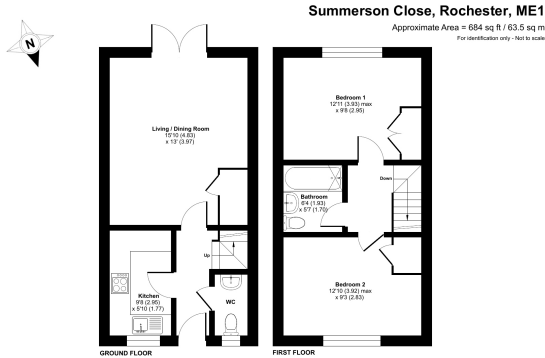
Service Charge: £24.01 per month (subject to annual review).

Guideline Minimum Income: Dual - £26,100 | Single - £29,700 (based on minimum share and 10% deposit).

Council Tax: Band C, Medway 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.

DIMENSIONS



① Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential), © redbook 2018. Produced for Urban Moves. RSP 14/2024

GROUND FLOOR

Entrance Hall

W.C.

Kitchen

9' 8" x 5' 10" (2.95m x 1.77m)

Living / Dining Room

15' 10" max. x 13' 0" max. (4.83m x 3.97m)

FIRST FLOOR

Landing

Bedroom 1

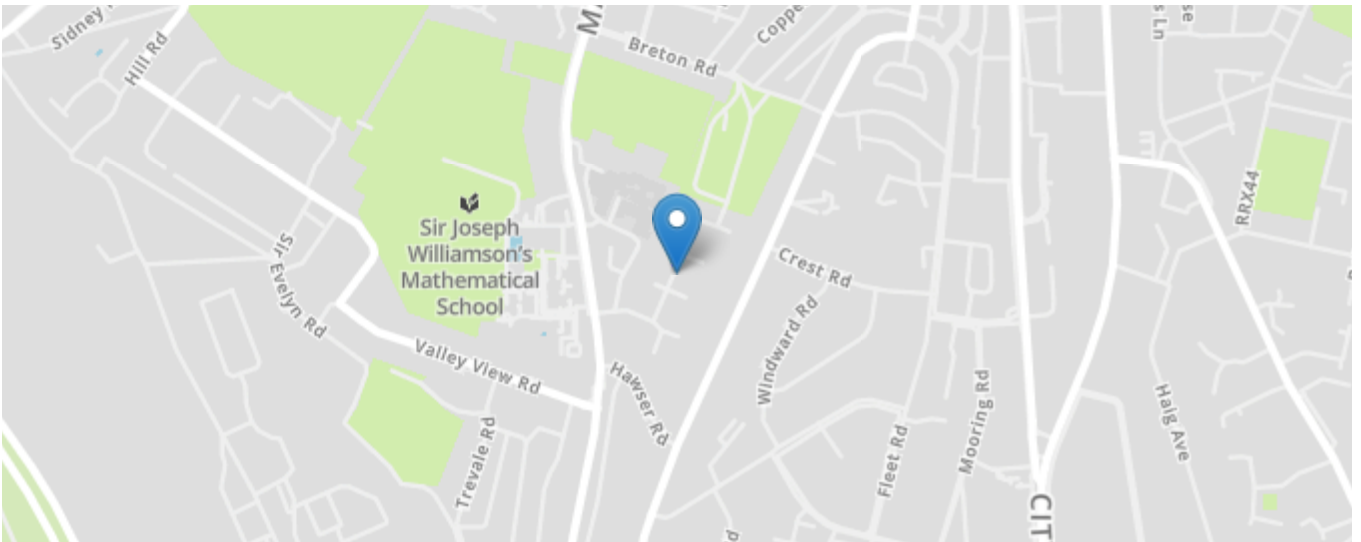
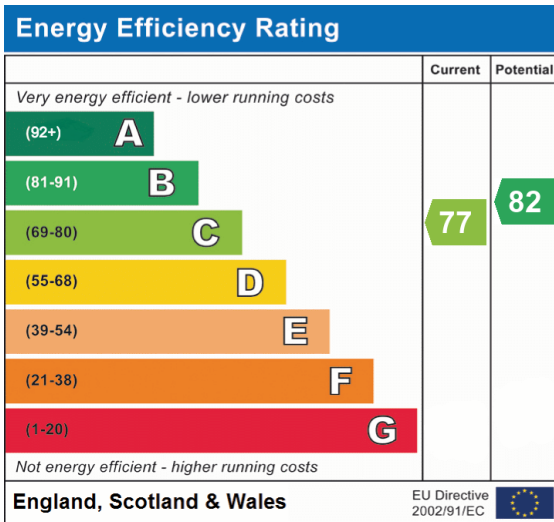
12' 11" max. x 9' 8" max. (3.93m x 2.95m)

Bathroom

6' 4" x 5' 7" (1.93m x 1.70m)

Bedroom 2

12' 10" max. x 9' 3" max. (3.92m x 2.83m)



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.