

## £120,000 Shared Ownership

Court Lodge Mews, Goring Place, Wrotham, Kent TN15 7BQ



- Guideline Minimum Deposit £12,000
- Two Storey, End of Terrace House
- Two Good-Sized Double Bedrooms
- Rear Garden
- Two Parking Spaces
- Guide Min Income Dual £38.8k | Single £45k
- Approx. 786 Sqft Gross Internal Area
- Bathroom plus Downstairs WC
- Gated, Private Estate
- Railway Station Within Easy Reach

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 30% share. Full market value £400,000). This smartly-presented, two-bedroom house forms one end of a short, three-house terrace, built in the gated and very pleasant grounds of a Grade II listed Georgian villa. On the ground floor the property has a cloakroom/WC, a light, airy kitchen and a reception/dining room with double doors that open onto the rear garden. Upstairs is the bathroom and two very similar-sized bedrooms. Well insulated walls and roof, modern double glazing and gas central heating make for a good energy efficiency rating. The village of Wrotham sits nestled in the Kent countryside, roughly half way between Sevenoaks and Aylesford. St George's Primary School is just minutes away and Wrotham (Secondary) School is also within comfortable walking distance. Both schools are Ofsted-rated 'Good'. Borough Green & Wrotham Railway Station, for services to Maidstone East, Ashford or in to London Bridge/Waterloo East/Charing Cross or Victoria, can be easily reached by brief bus or bike ride. The house comes with two parking spaces.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 01/04/2013). Freehold transferred on 100% ownership.

**Minimum Share:** 30% (£120,000). The housing association will expect that you will purchase the largest share affordable.

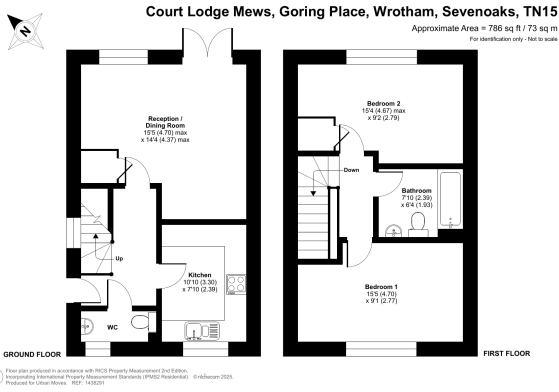
**Shared Ownership Rent:** £535.09 per month (subject to annual review).

**Service Charge:** £87.00 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £38,800 | Single - £45,000 (based on minimum share and 10% deposit).

**Council Tax:** Band D, 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.



## DIMENSIONS

### GROUND FLOOR

Entrance Hall

W.C.

**Kitchen**

10' 10" x 7' 10" (3.30m x 2.39m)

**Reception / Dining Room**

15' 5" max. x 14' 4" max. (4.70m x 4.37m)

**Garden**

extends approximately 41' (12.50m)

### FIRST FLOOR

Landing

**Bedroom 1**

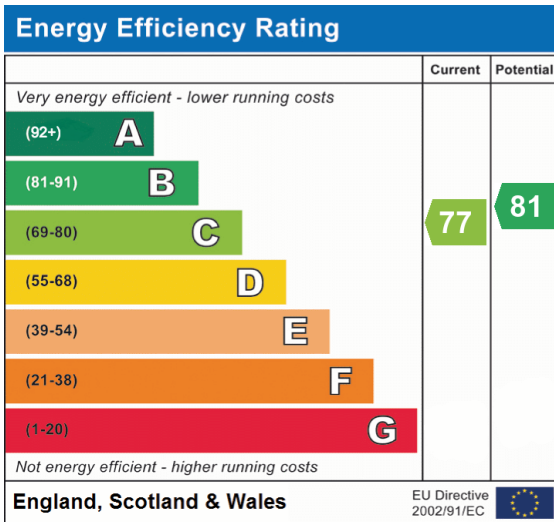
15' 5" max. x 9' 1" max. (4.70m x 2.77m)

**Bathroom**

7' 10" max. x 6' 4" max. (2.39m x 1.93m)

**Bedroom 2**

15' 4" max. x 9' 2" max. (4.67m x 2.79m)



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.