

£95,000 Shared Ownership

Vigor Close, East Malling, Kent ME19 6FS



- Guideline Minimum Deposit £9,500
- Two Storey, End of Terrace House
- Attractive Kitchen
- Shower Room plus Downstairs WC
- Rear Garden
- Guide Min Income Dual £34.2k | Single £40.5k
- Approx. 804 Sqft Gross Internal Area
- Two Good-Sized Double Bedrooms
- Modern Double Glazing and Gas Central Heating
- Two Car Driveway

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £380,000). This well-presented property forms one end of a short, four-house terrace and has an attractive kitchen at the front, a central cloakroom/WC and a reception/dining room at the rear. Patio doors open onto a raised platform with three steps then leading down to the garden, which can also be accessed via a side gate and includes a pair of timber outbuildings. On the first floor of the house is a spacious main bedroom plus a second, good-sized, double bedroom and a naturally-lit shower room with marble-style tiles. Modern insulation standards, double glazing and gas central heating make for a good energy-efficiency rating. The house comes with a two-car driveway and the local roads provide easy access to the M20 as well as many of the regions other major routes. Alternatively, East Malling Station is just a short walk away for rail services between Ashford and London Victoria. The local primary and secondary schools are both Ofsted-rated 'Good' and there are several other well-thought-of schools in the surrounding area.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/04/2011). Freehold transferred on 100% ownership.

Minimum Share: 25% (£95,000). The housing association will expect that you will purchase the largest share affordable.

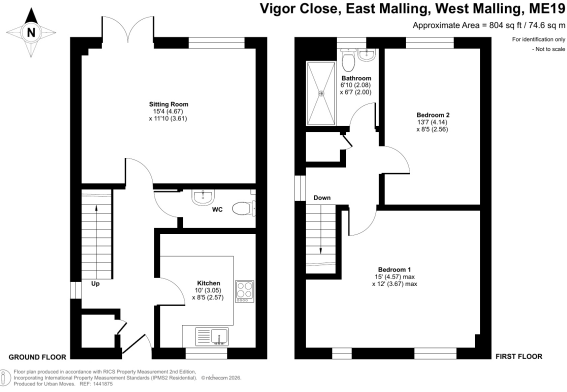
Shared Ownership Rent: £587.51 per month (subject to annual review).

Service Charge: £59.44 per month (subject to annual review).

Guideline Minimum Income: Dual - £34,200 | Single - £40,500 (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

Kitchen

10' 0" x 8' 5" (3.05m x 2.57m)

W.C.

Sitting Room

15' 4" x 11' 10" (4.67m x 3.61m)

FIRST FLOOR

Landing

Bedroom 1

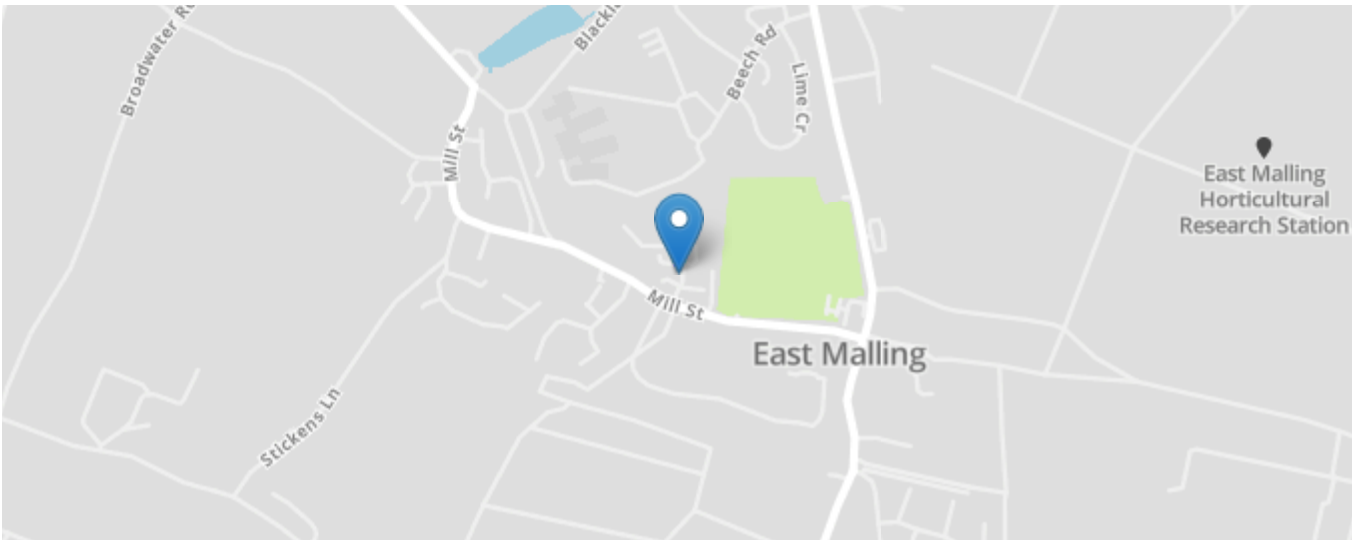
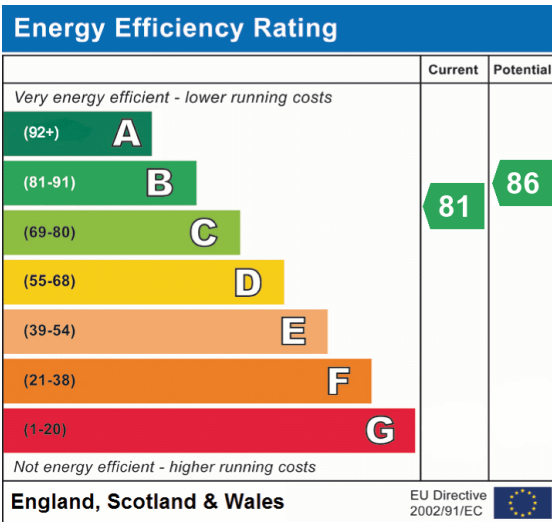
15' 0" max. x 12' 0" max. (4.57m x 3.67m)

Bedroom 2

13' 7" x 8' 5" (4.14m x 2.56m)

Shower Room

6' 10" max. x 6' 7" max. (2.08m x 2.00m)



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.