

£94,000 Shared Ownership

Blue Bell Court, Sovereign Way, Tonbridge, Kent TN9 1FU



- Guideline Minimum Deposit £9,400
- Top Floor (third, building has a lift)
- Open Plan Kitchen/Reception Room
- Close to Waitrose Supermarket and High Street
- Guide Min Income Dual £36.5k | Single £42.8k
- Approx. 620 Sqft Gross Internal Area
- Spacious Bedroom with Fitted Wardrobe
- Short Walk from Tonbridge Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £235,000). A modern, top-floor apartment which receives plenty of natural light thanks to large, south-east-facing windows. The property is generously sized and has a reception room with open-plan kitchen featuring attractive, marble-style tiled splashbacks. The bedroom and bathroom are both spacious, there is a fitted wardrobe plus a hallway storage/utility cupboard. Well insulated walls and roof combined with modern double glazing 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.

Housing Association: Clarion.

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

Minimum Share: 40% (£94,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £437.62 per month (subject to annual review).

Service Charge: £272.17 per month (subject to annual review).

Guideline Minimum Income: Dual - £36,500 | Single - £42,800 (based on minimum share and 10% deposit).

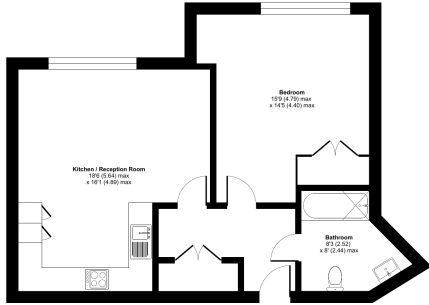
Council Tax: Band C, Tonbridge & Malling Borough Council. Priority is given to applicants living and/or working in this local authority.

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). There is no parking space offered with this property.



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Approximate Area = 620 sq ft / 57.5 sq m
For identification only - Not to scale



ⓘ Floor plan produced in accordance with RICS Property Measurement 3rd Edition, incorporating International Property Measurement Standards (IPMS) standards. Produced for Urban Moves. DEP: 1439651

DIMENSIONS

THIRD FLOOR

Entrance Hallway

Reception

18' 6" max. x 16' 1" max. (5.64m x 4.89m)

Kitchen

included in reception measurement

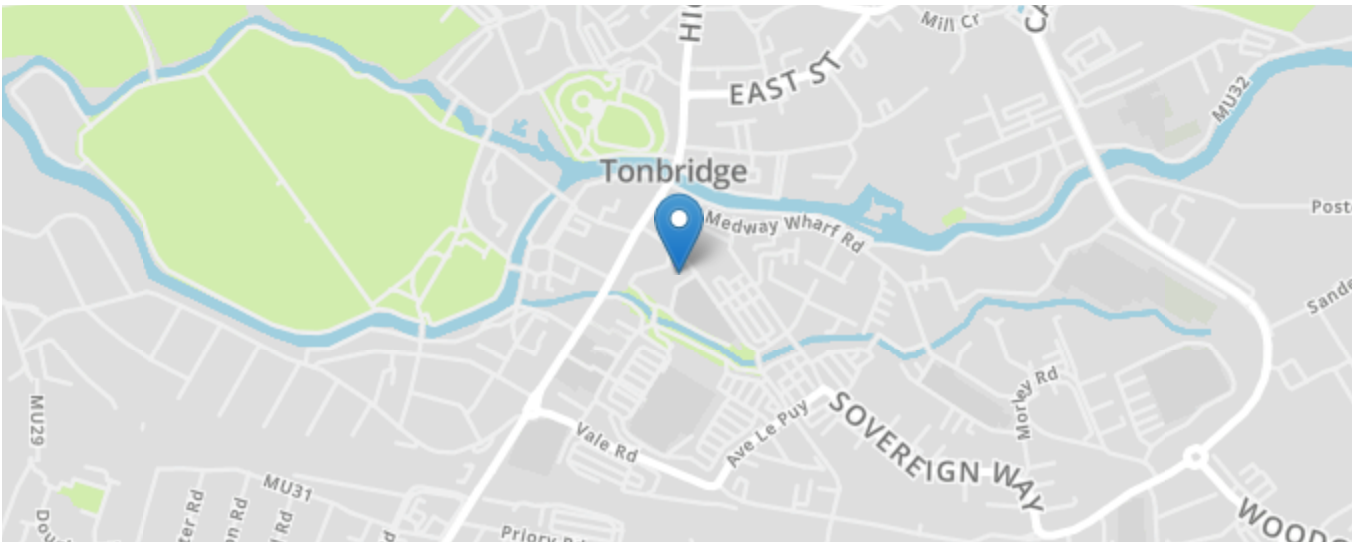
Bedroom

15' 9" max. x 14' 5" max. (4.79m x 4.40m)

Bathroom

8' 3" x 8' 0" max. (2.52m x 2.44m)

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