

## £86,000 Shared Ownership

Westborough Mews, Maidstone, Kent ME16 8TU



- Guideline Minimum Deposit £8,600
- First Floor
- Dual Aspect Reception Room
- Bathroom plus En-Suite Shower Room
- Parking Space (+ Shared Visitor Parking)
- Guide Min Income Dual £28.6k | Single £33.4k
- Approx. 672 Sqft Gross Internal Area
- Two Good-Sized Double Bedrooms
- Good Energy-Efficiency Rating
- Town Centre Within Easy Reach

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £215,000). This smartly-presented flat is on the first floor and has a dual-aspect (south/south-east and west/south-west facing) reception room with doorway leading through to a naturally-lit kitchen. There is a main bedroom with fitted wardrobe and en-suite shower room plus a good-sized second double bedroom and bathroom with mosaic detailing. A pair of storage/utility cupboards have been provided in the entrance hallway and the well insulated walls and modern double glazing make for a good energy-efficiency rating. The flat comes with use of an allocated parking space and there are also some, shared, visitor spaces within the mews. The amenities of Maidstone town centre can also be easily reached by bike or via local bus from nearby Tonbridge Road.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 01/02/2006).

**Minimum Share:** 40% (£86,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £435.41 per month (subject to annual review).

**Service Charge:** £82.92 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £28,600 | Single - £33,400 (based on minimum share and 10% deposit).

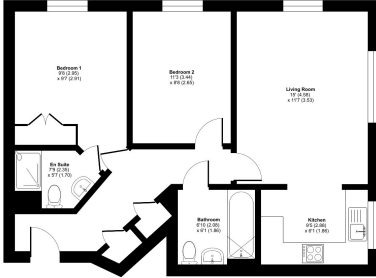
**Council Tax:** Band C, Maidstone Borough Council. Priority is given to applicants living and/or working in this local authority.

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).



**Westborough Mews, Maidstone, ME16**

Approximate Area = 672 sq ft / 62.4 sq m  
For identification only - Not to scale



Plan also produced in accordance with RICS Property Measurement 2nd Edition.  
 Incorporated International Property Measurement Standards (IPMS) Residential.  
 Produced for Urban Moves. REF: 1657173

## DIMENSIONS

### FIRST FLOOR

#### Entrance Hallway

**Bedroom 1**  
9' 8" x 9' 7" (2.95m x 2.91m)

**En-Suite Shower Room**  
7' 9" max. x 5' 7" max. (2.35m x 1.70m)

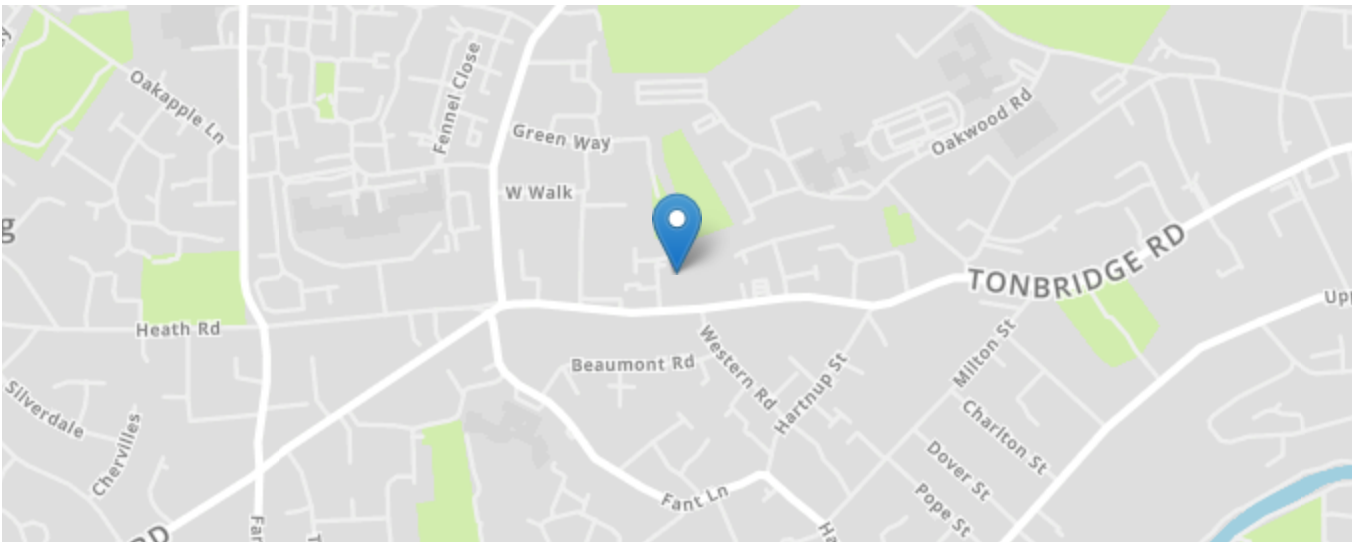
**Bedroom 2**  
11' 3" x 8' 8" (3.44m x 2.65m)

**Bathroom**  
6' 10" max. x 6' 1" max. (2.08m x 1.86m)

**Living Room**  
15' 0" x 11' 7" (4.58m x 3.53m)

**Kitchen**  
9' 5" x 6' 1" (2.88m x 1.86m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	80	82
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		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.