

£117,500 Shared Ownership

Beaumans Drive, Waltham Forest, London E17 5FQ



- Guideline Minimum Deposit £11,750
- Private Entrance
- Approx. 1103 Sqft Gross Internal Area
- Good Energy-Efficiency Rating
- Communal Courtyard
- Guide Min Income Dual £68k | Single £78.5k
- Ground and First Floor
- Three Double Bedrooms
- Rear (South-Facing) Terrace
- Secure Underground Parking Space

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £470,000). A rare chance to buy a three-bedroom, shared-ownership duplex apartment. The entrance hall provides access to a cloakroom/WC with most of the remainder of the ground floor devoted to a twenty-foot reception room with large built-in storage cupboard. Upstairs, on the first floor, there is a stylish, high-spec bathroom and three bedrooms which are all comfortable doubles. An attractive and spacious kitchen leads out onto an area of private south-facing terrace which borders the communal courtyard. Well insulated walls, modern double glazing and a communal heating/hot water system make for a good energy-efficiency rating. The property comes with use of an allocated space in the gated, underground car park. Ofsted list four primary schools and a secondary school within a half-mile radius, all rated 'Good'.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/01/2016).

Minimum Share: 25% (£117,500). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £1262.15 per month (subject to annual review).

Service Charge: £106.76 per month (subject to annual review).

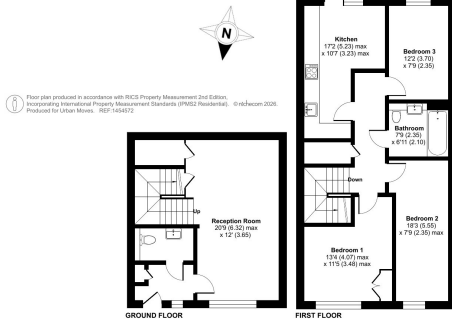
Guideline Minimum Income: Dual - £68,000 | Single - £78,500 (based on minimum share and 10% deposit).

Council Tax: Band D, London Borough of Waltham Forest. 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).

Beaumans Drive, London, E17

Approximate Area = 1103 sq ft / 102.4 sq m
For identification only - Not to scale



DIMENSIONS

GROUND FLOOR

Entrance Hall

W.C.

Reception Room
20' 9" x 12' 0" (6.32m x 3.65m)

FIRST FLOOR

Landing

Bedroom 1
13' 4" max. x 11' 5" max. (4.07m x 3.48m)

Bedroom 2
18' 3" x 7' 9" max. (5.55m x 2.35m)

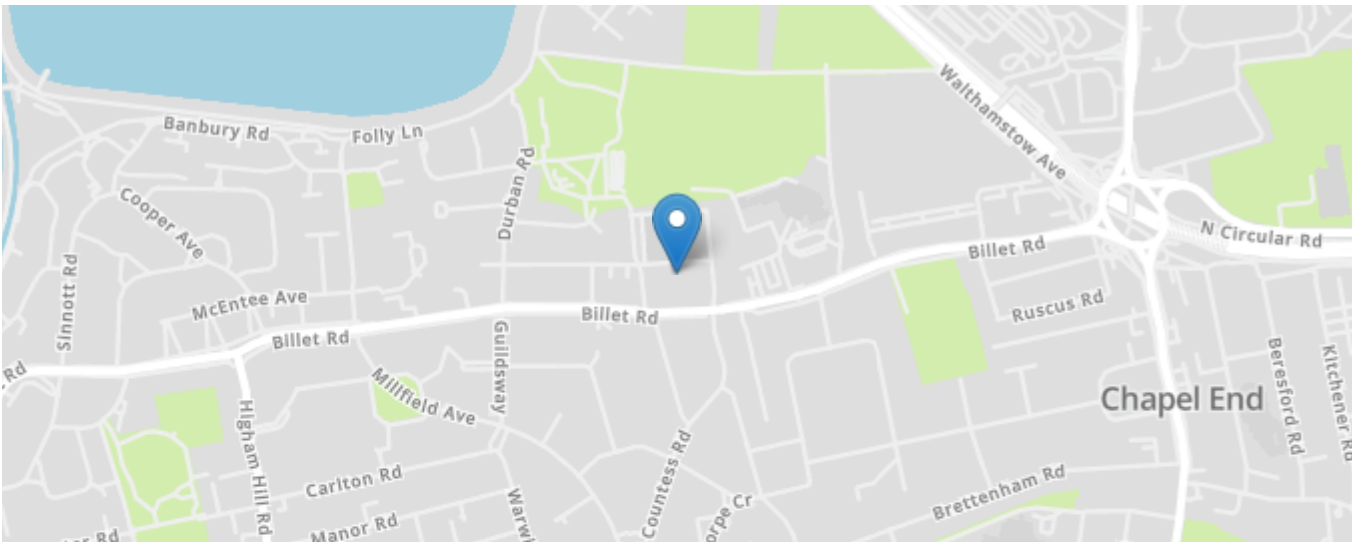
Bathroom
7' 9" max. x 6' 11" max. (2.35m x 2.10m)

Bedroom 3
12' 2" x 7' 9" (3.70m x 2.35m)

Kitchen
17' 2" max. x 10' 7" max. (5.23m x 3.23m)

Terrace
19' 0" x 7' 8" (5.80m x 2.34m)

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | 77 | 77 |
| (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.