

## £150,000 Shared Ownership

Tylnsey Close, Chigwell, London IG7 4EH



- Guideline Minimum Deposit £15,000
- Second (Top) Floor
- Dual Aspect Reception Room
- Spacious Kitchen
- Allocated Parking Space
- Guide Min Income - Dual £54.8k Single £63k
- Approx. 702 Sqft Gross Internal Area
- South/South-East-Facing Balcony
- Double Glazing and Gas Central Heating
- Chain Free

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 50% share. Full market value £300,000). **CHAIN FREE**. This well-proportioned and smartly-presented flat is on the second (top) floor of a modern development. The dual-aspect reception opens onto a south/south-east balcony, the elevation affording a view over the neighbouring housing. There is a spacious kitchen, a stylish shower room and the bedrooms are similar-sized doubles. Well insulated walls and roof, double glazing and gas central heating make for a good energy-efficiency rating. The flat comes with use of an allocated parking space plus Grange Hill Station (Central Line) is only a short walk away and a bus stop is right outside the development for local services. Recreational spaces such as Hainault Forest and Fairlop Waters Country Park and a pre-school and primary school are also within easy reach.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 25/07/2025).

**Minimum Share:** 50% (£150,000). The housing association will expect that you will purchase the largest share affordable.

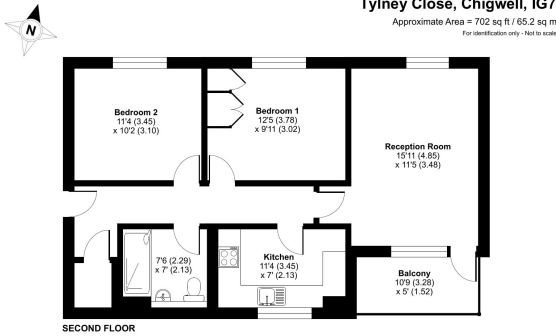
**Shared Ownership Rent:** £704.99 per month (subject to annual review).

**Service Charge:** £153.84 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £54,800 | Single - £63,000 (based on minimum share and 10% deposit).

**Council Tax:** Band C, London Borough of Redbridge. 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 not permitted (except assistance animals).



1 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) Prescribed. Produced for Urban Moves. REF: 1241474

## DIMENSIONS

### SECOND FLOOR

#### Entrance Hallway

#### Bedroom 2

11' 4" x 10' 2" (3.45m x 3.10m)

#### Bedroom 1

12' 5" x 9' 11" (3.78m x 3.02m)

#### Reception Room

15' 11" x 11' 5" (4.85m x 3.48m)

#### Balcony

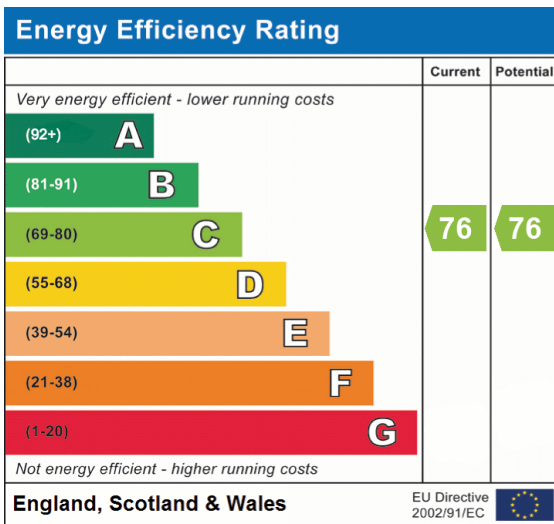
10' 9" x 5' 0" (3.28m x 1.52m)

#### Kitchen

11' 4" x 7' 0" (3.45m x 2.13m)

#### Shower Room

7' 6" max. x 7' 0" max. (2.29m x 2.13m)



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.