

## £128,000 Shared Ownership

Robert Milligan House, 47 Cardigan Road, London E3 5FZ



- Guideline Minimum Deposit £12,800
- Top Floor (third, building has a lift)
- West/South-West Facing
- Open Plan Kitchen/Reception Room
- Good Energy-Efficiency Rating
- Guide Min Income Dual £42.5k | Single £48.8k
- Approx. 521 Sqft Gross Internal Area
- Overlooks Communal Courtyard
- Built-In Bedroom Wardrobe
- Short Walk from Tube/DLR Stations

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 40% share. Full market value £320,000). A spacious one-bedroom apartment on the top floor of this modern development. The property has a twenty-two-foot reception room with attractive, open-plan kitchen area. There is a generously-sized bedroom with built-in, mirror-fronted wardrobe; a bathroom with stylish, pencil-mosaic tiles and a storage/utility cupboard has been provided in the entrance hall. Both principle rooms face west/south-west and overlook the communal courtyard. Well insulated walls and roof, modern double glazing and a communal heating/hot water system make for a good energy-efficiency rating. Bow Road, Bow Church and Mile End Stations (for District/Hammersmith & City Lines, DLR and Central Line respectively) are all within easy reach and the local buses and cycle superhighway routes offer other options. An Anytime Fitness gym and a Tesco Express occupy the ground-floor retail units of the development and there many other shops/amenities close by.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years less 3 days from 01/07/2013).

**Minimum Share:** 40% (£128,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £536.32 per month (subject to annual review).

**Service Charge:** £136.03 per month (subject to annual review).

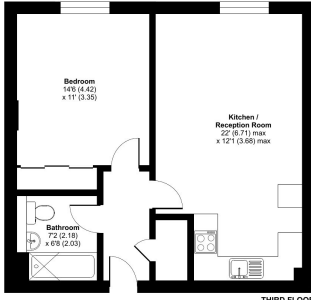
**Guideline Minimum Income:** Dual - £42,500 | Single - £48,800 (based on minimum share and 10% deposit).

**Council Tax:** Band C, London Borough of Tower Hamlets. 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.



**Cardigan Road, London, E3**  
Approximate Area = 521 sq ft / 48.4 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) Residential. © Urban Moves, REF: 146896

## DIMENSIONS

### THIRD FLOOR

#### Entrance Hall

#### Reception

22' 0" max. x 12' 1" max. (6.71m x 3.68m)

#### Kitchen

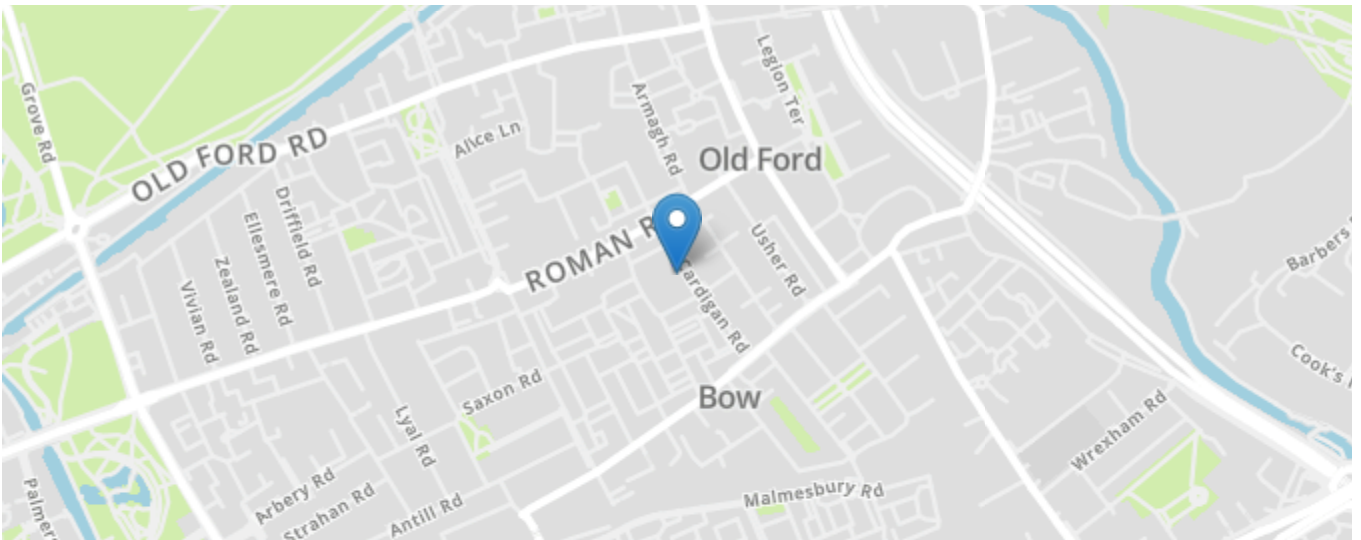
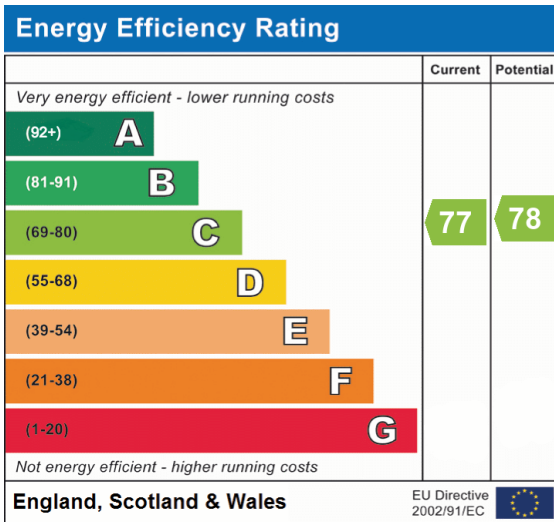
included in reception measurement

#### Bedroom

14' 6" x 11' 0" (4.42m x 3.35m)

#### Bathroom

7' 2" max. x 6' 8" max. (2.18m x 2.03m)



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.