

£198,000 Shared Ownership

Hampden Road, Kingston upon Thames, London KT1 3AZ



- Guideline Minimum Deposit £19,800
- Second Floor (building has a lift)
- Semi-Open-Plan Kitchen/Reception Room
- Stylish Bathroom
- Balcony
- Guide Min Income Dual £64.4k | Single £74.3k
- Approx. 799 Sqft Gross Internal Area
- Fitted Wardrobe in Main Bedroom
- Very Good Energy Efficiency Rating
- Short Walk from Norbiton Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 45% share. Full market value £440,000). A beautifully-presented apartment on the second floor of this modern development. The property has a spacious main room with well-defined 'reception' and 'kitchen/dining' areas. A door leads out onto a glass-fronted balcony. There is a stylish, high-spec bathroom, a principle bedroom with fitted wardrobe, a smaller second bedroom and a built-in hallway storage/utility cupboard. Well insulated walls, high performance glazing and gas central heating have resulted in a very good energy-efficiency rating. Norbiton Railway Station is just a short walk away and the centre of Kingston can also be easily reached on foot, via local bus or by brief cycle ride.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/09/2019).

Minimum Share: 45% (£198,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £757.58 per month (subject to annual review).

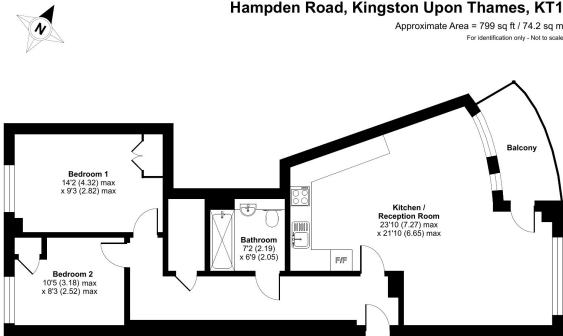
Service Charge: £77.23 per month (subject to annual review).

Ground Rent: £150.00 for the year.

Guideline Minimum Income: Dual - £64,400 | Single - £74,300 (based on minimum share and 10% deposit).

Council Tax: Band E, Royal (London) Borough of Kingston Upon Thames. 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.



SECOND FLOOR
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Protocol), © Urban Moves, Produced for Urban Moves, REF: 1471002

DIMENSIONS

SECOND FLOOR

Entrance Hallway

Reception

23' 10" max. x 21' 10" max. (7.27m x 6.65m)

Kitchen

included in reception measurement

Balcony

Bathroom

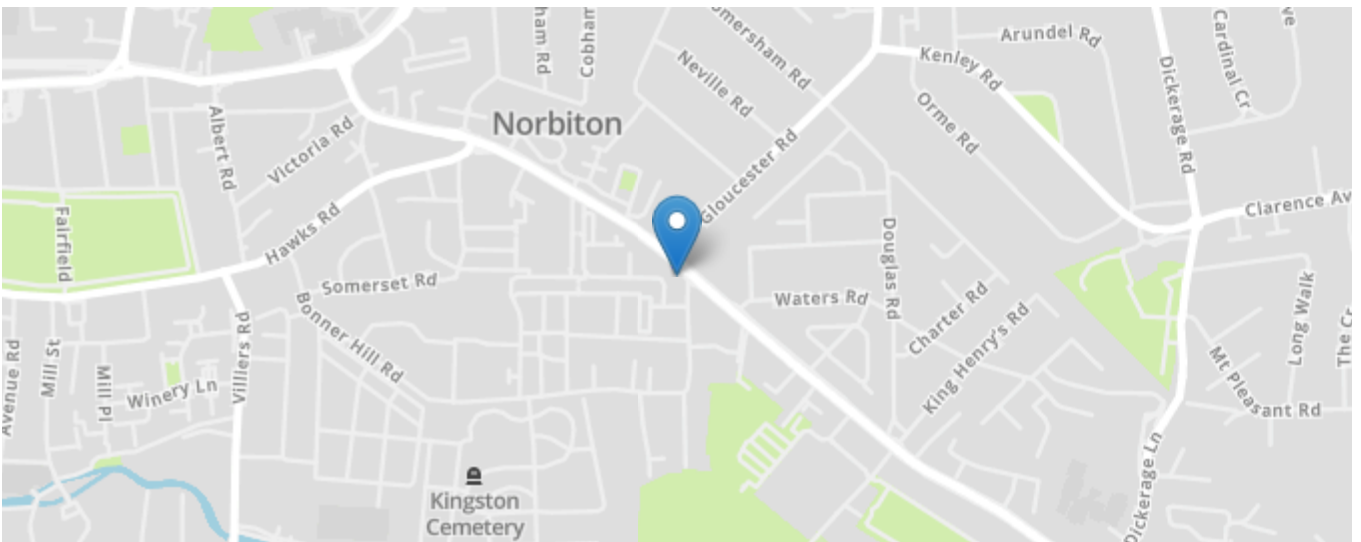
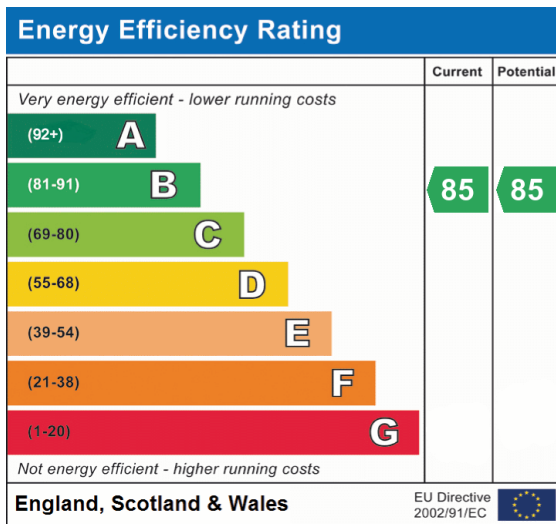
7' 2" max. x 6' 9" max. (2.19m x 2.05m)

Bedroom 1

14' 2" max. x 9' 3" (4.32m x 2.82m)

Bedroom 2

10' 5" max. x 8' 3" max. (3.18m x 2.52m)



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.