

## £108,500 Shared Ownership

Rubens Court, Coxheath, Maidstone, Kent ME17 4GN



- Guideline Minimum Deposit £10,850
- Two Storey, Mid Terrace House
- Sleek, Modern Kitchen
- Stylish Bathroom plus Downstairs WC
- Rear Garden
- Guide Min Income Dual £37.6k | Single £43.8k
- Approx. 732 Sqft Gross Internal Area
- Spacious Reception/Dining Room
- Very Good Energy Efficiency Rating
- Two Parking Spaces (+Shared Visitor Spaces)

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 35% share. Full market value £310,000). An attractive, recently-built house in the village of Coxheath, which lies just to the south of Maidstone. The smartly-presented, mid-terrace property has a cloakroom/WC and a sleek, modern kitchen at the front while at the rear is a spacious reception/dining room. Patio doors open onto garden which can also be accessed via a back gate. On the first floor of the house is a stylish bathroom and two full-width double bedrooms. Well insulated walls, roof and floor, high performance glazing and gas central heating all contribute towards a very good energy-efficiency rating. The property comes with two forecourt parking spaces and there are also some, shared, visitor spaces. The village centre is only a short walk away and Maidstone town centre can be easily reached via bus. Coxheath Primary School, which is just minutes away, is Ofsted-rated 'Good' and there are several other well-thought-of primaries in the surrounding area.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 01/03/2019). Freehold transferred on 100% ownership.

**Minimum Share:** 35% (£108,500). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £593.88 per month (subject to annual review).

**Service Charge:** £61.75 per month (subject to annual review).

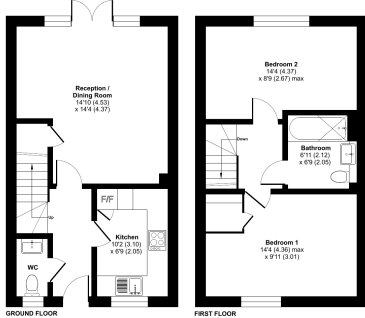
**Guideline Minimum Income:** Dual - £37,600 | Single - £43,800 (based on minimum share and 10% deposit).

**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.

**Rubens Court, Coxheath, Maidstone, ME17**

Approximate Area = 732 sq ft / 68 sq m  
For identification only - Not to scale



1 Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Accredited Residential Property Measurement Standards (RPS) Registered. ©Urbanmoves 2020. Produced by Urban Moves. REF: 1471126

## DIMENSIONS

### GROUND FLOOR

**Entrance Hall**

**W.C.**

**Kitchen**

10' 2" x 6' 9" (3.10m x 2.05m)

**Reception / Dining Room**

14' 10" max. x 14' 4" max. (4.53m x 4.37m)

### FIRST FLOOR

**Landing**

**Bedroom 1**

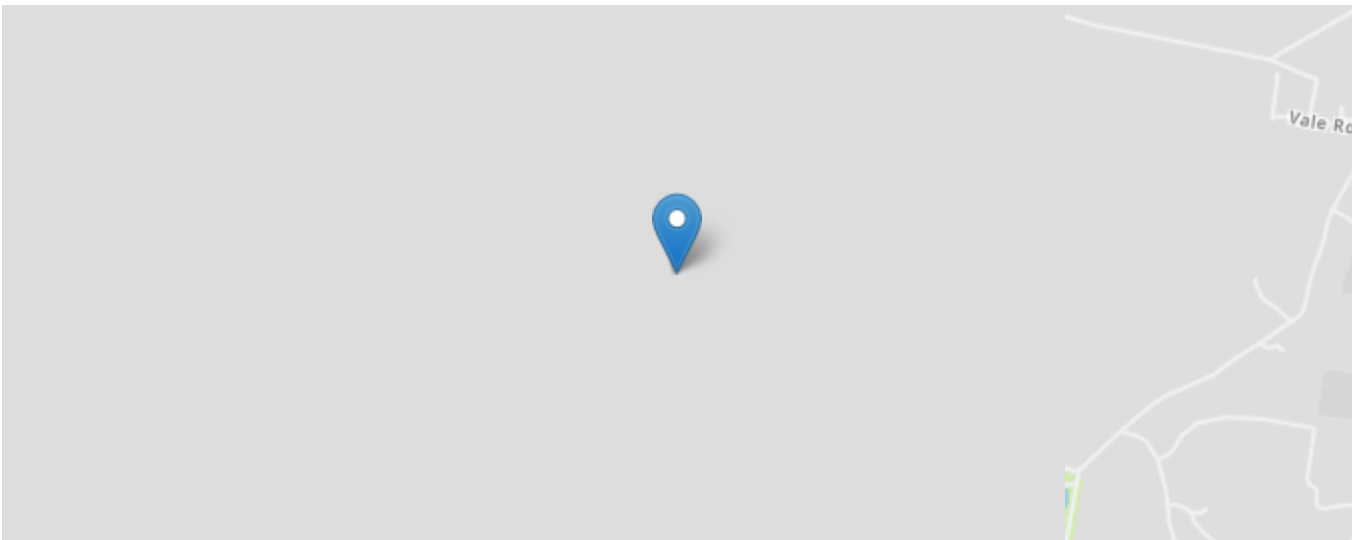
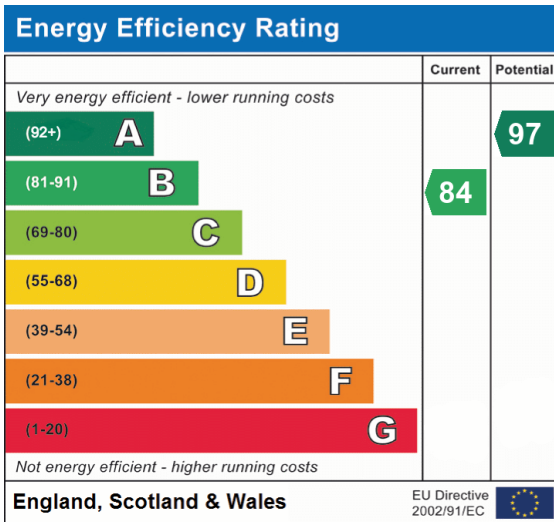
14' 4" x 9' 11" (4.36m x 3.01m)

**Bathroom**

6' 11" max. x 6' 9" max. (2.12m x 2.05m)

**Bedroom 2**

14' 4" x 8' 9" max. (4.37m x 2.67m)



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.