

## £120,000 Shared Ownership

Elgin House, 430 Whalebone Lane North, Romford, London RM6 6GE



- Guideline Minimum Deposit £12,000
- First Floor
- Spacious, Open-Plan Reception/Dining Room
- Sleek, Monochrome Bathroom
- Walking Distance to Chadwell Heath Station
- Guide Min Income Dual £35.6k | Single £41.9k
- Approx. 675 Sqft Gross Internal Area
- Two Good-Sized Double Bedrooms
- Good Energy-Efficiency Rating
- Short Bus Ride to Romford Town Centre

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 50% share. Full market value £240,000). This two-bedroom flat is part of an Art-Deco style but modern-build development in Chadwell Heath. The property has a spacious (approximately twenty-four foot) reception room with open-plan kitchen area. There is a generously-sized main bedroom plus a second, comfortable, double bedroom and a sleek bathroom with a combined overhead/hand-held shower. A pair of storage/utility cupboards have been provided in the entrance hallway and the well insulated walls and modern double glazing make for a good energy-efficiency rating. Chadwell Heath Station offers frequent Elizabeth Line services into Liverpool Street and the additional transport connections, plus shopping centres and other amenities, of Romford Town centre are also within easy reach. Furze Infant School, which is just minutes away, is Ofsted-rated 'Good' and Warren Junior School and The Warren (secondary) School are both rated 'Outstanding'.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years less 30 days from 01/01/2008).

**Minimum Share:** 50% (£120,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £205.04 per month (subject to annual review).

**Service Charge:** £338.92 per month (subject to annual review).

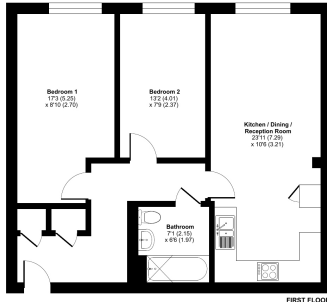
**Guideline Minimum Income:** Dual - £35,600 | Single - £41,900 (based on minimum share and 10% deposit).

**Council Tax:** Band C, London Borough of Barking & Dagenham. 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.



**Whalebone Lane North, Romford, RM6**  
Approximate Area = 675 sq ft / 62.7 sq m  
For identification only - Not to scale



Plan also produced in accordance with RICS Property Measurement 2nd Edition, incorporating Operational Property Measurement Standards (OPMS) (Residential) © Reducem 2020. Produced for Urban Moves REF: 1473200

## DIMENSIONS

### FIRST FLOOR

#### Entrance Hallway

#### Reception

23' 11" x 10' 6" (7.29m x 3.21m)

#### Kitchen

included in reception measurement

#### Bedroom 1

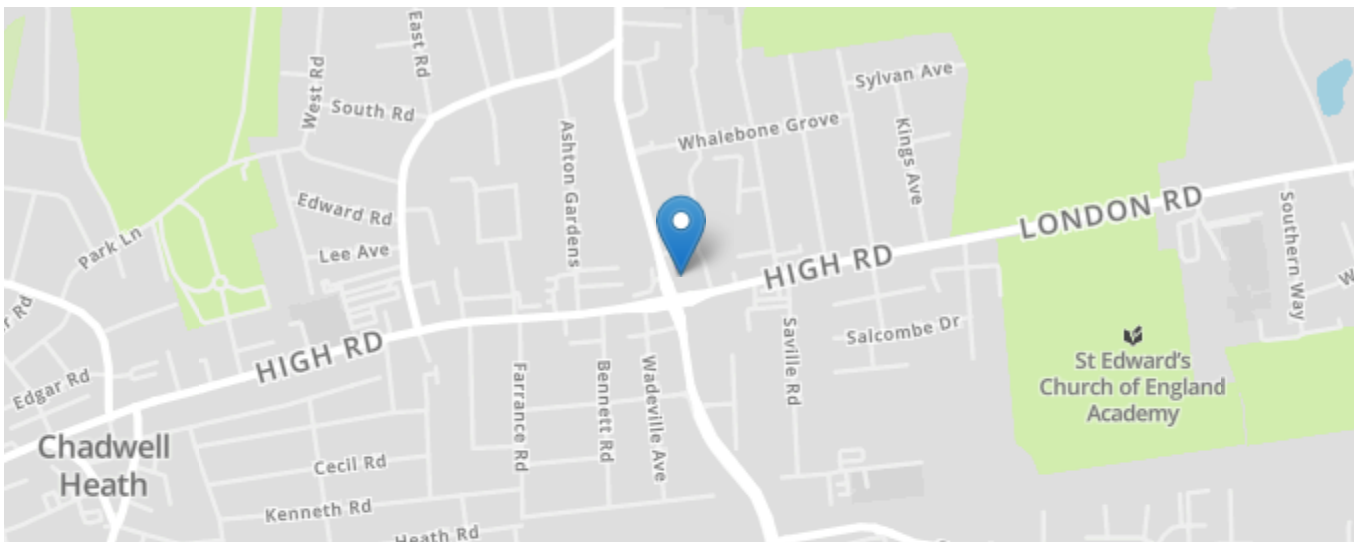
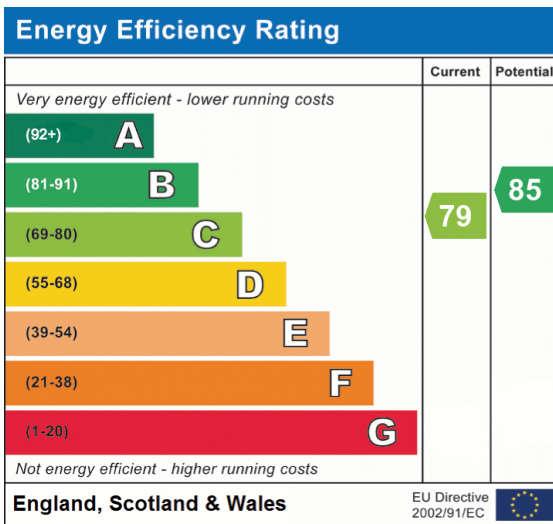
17' 3" max. x 8' 10" (5.25m x 2.70m)

#### Bedroom 2

13' 2" x 7' 9" (4.01m x 2.37m)

#### Bathroom

7' 1" max. x 6' 6" max. (2.15m x 1.97m)



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.