

£86,000 Shared Ownership

Westborough Mews, Maidstone, Kent ME16 8TU



- Guideline Minimum Deposit £8,600
- First Floor
- Communal Gardens
- Two Good-Sized Double Bedrooms
- Parking Space (+ Shared Visitor Parking)
- Guide Min Income Dual £28.6k | Single £33.4k
- Approx. 664 Sqft Gross Internal Area
- Semi-Open-Plan Kitchen
- Bathroom plus En-Suite Shower Room
- Town Centre Within Easy Reach

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £215,000). A two-bedroom flat on the first floor of this modern development with communal garden. The property has a dual-aspect reception room which is semi-open-plan to a good-sized, and naturally-lit kitchen. The main bedroom has an en-suite shower room and includes a fitted wardrobe. There is also a spacious second double bedroom, an attractive bathroom and a couple of built-in storage/utility cupboards in the entrance hall. Well insulated walls and modern double glazing make for a good energy-efficiency rating. The flat comes with use of an allocated parking space and there are also some, shared, visitor spaces within the mews. The amenities of Maidstone town centre can also be easily reached by bike or via local bus from nearby Tonbridge Road. Ofsted list three primary schools within a half-mile radius, all rated either 'Good' or 'Outstanding'.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/02/2006).

Minimum Share: 40% (£86,000). The housing association will expect that you will purchase the largest share affordable.

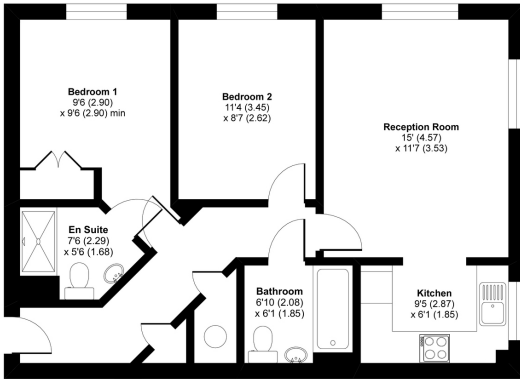
Shared Ownership Rent: £435.41 per month (subject to annual review).

Service Charge: £82.92 per month (subject to annual review).

Guideline Minimum Income: Dual £28,600 | Single £33,400 (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. Pets may be permitted but only with prior consent from Clarion (which, unfortunately, can only be obtained once you are the property owner).



DIMENSIONS

FIRST FLOOR

Entrance Hallway

Reception Room
15' 0" x 11' 6" (4.57m x 3.51m)

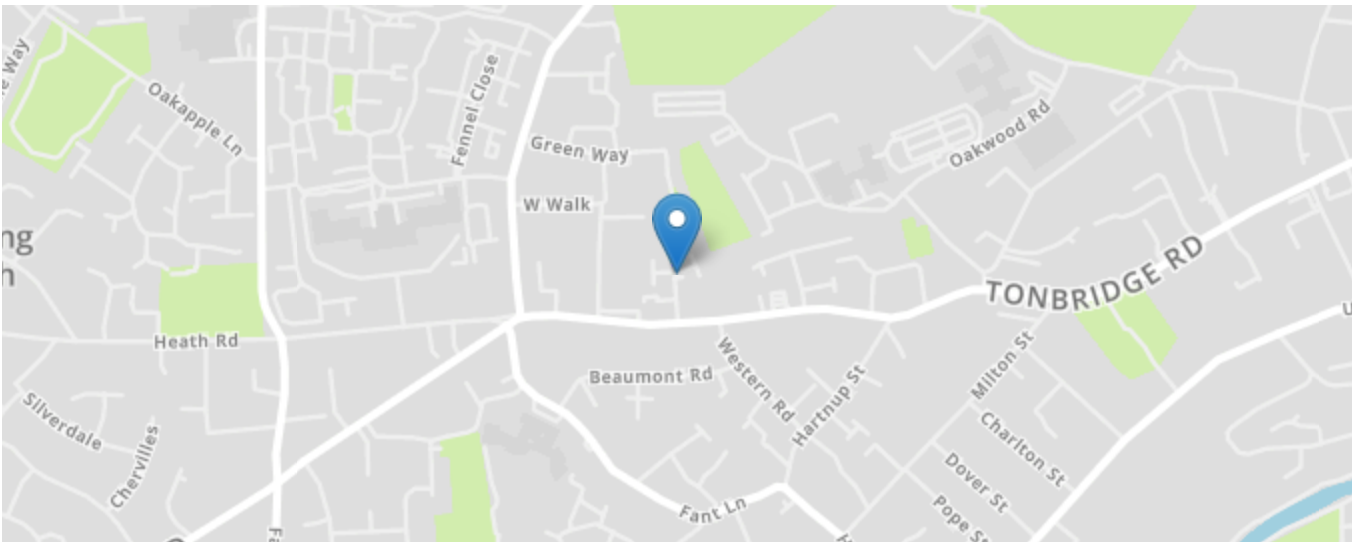
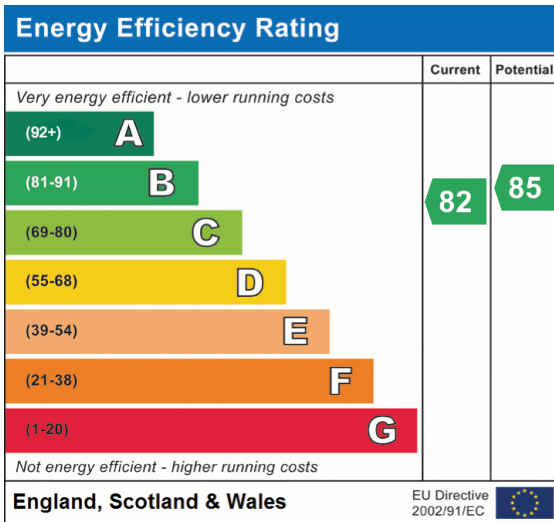
Kitchen
9' 6" x 6' 2" (2.90m x 1.88m)

Bedroom 1
9' 6" x 9' 6" min. (2.90m x 2.90m)

En-Suite Shower Room
7' 6" max. x 5' 6" max. (2.29m x 1.68m)

Bedroom 2
11' 3" x 8' 8" (3.43m x 2.64m)

Bathroom
6' 10" max. x 6' 1" max. (2.08m x 1.85m)



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.