

£164,250 Shared Ownership

Rubens Court, Coxheath, Maidstone, Kent ME17 4GN



- Guideline Minimum Deposit £16,425
- Two Storey, End of Terrace House
- Generously-Sized Main Bedroom
- Bathroom plus Downstairs WC
- Rear Garden
- Guide Min Income Dual £49.3k | Single £56.3k
- Approx. 906 Sqft Gross Internal Area
- Spacious Reception/Dining Room
- Very Good Energy Efficiency Rating
- Two Parking Spaces

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 45% share. Full market value £365,000). This smartly-presented, gable-fronted property is located in the village of Coxheath to the south of Maidstone. The 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 a neatly-maintained garden which can also be accessed via a side gate. On the first floor of the house is a stylish bathroom, a full-width main bedroom and two more good-sized bedrooms at the rear. The bathroom and WC benefit from natural lighting and ventilation by virtue of the property's end-of-terrace position. 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 is accessible by regular bus routes. 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: 45% (£164,250). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £572.57 per month (subject to annual review).

Service Charge: £65.45 per month (subject to annual review).

Guideline Minimum Income: Dual - £49,300 | Single - £56,300 (based on minimum share and 10% deposit).

Council Tax: Band D, 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.

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Approximate Area = 906 sq ft / 84.1 sq m
For identification only - Not to scale



1 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) Residential. © and licensed from 2020. Produced for Urban Moves. REF: 1423871

DIMENSIONS

GROUND FLOOR

Entrance Hall

Kitchen

10' 2" x 7' 10" (3.11m x 2.39m)

W.C.

Living / Dining Room

15' 10" x 12' 3" (4.82m x 3.73m)

FIRST FLOOR

Landing

Bedroom 1

16' 3" max. x 9' 11" (4.96m x 3.03m)

Bathroom

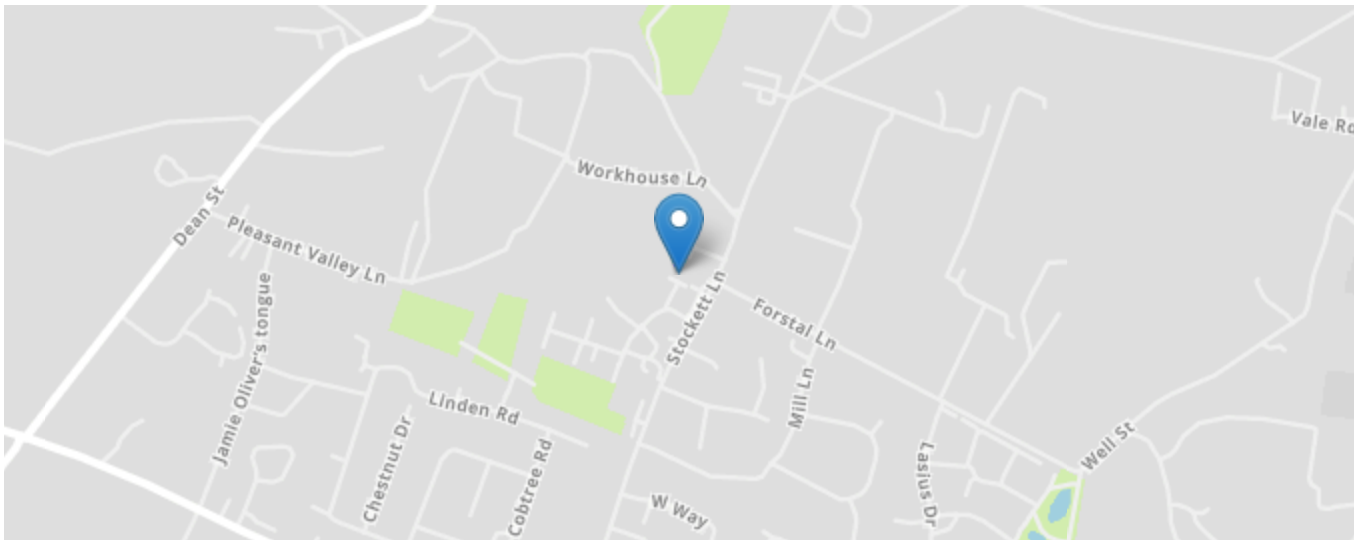
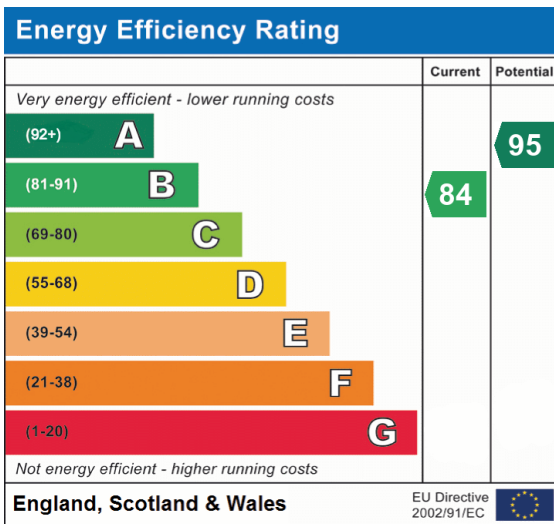
8' 8" max. x 7' 8" max. (2.64m x 2.33m)

Bedroom 2

12' 8" max. x 8' 8" (3.85m x 2.65m)

Bedroom 3

8' 11" x 6' 9" (2.71m x 2.07m)



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.