

## £144,000 Shared Ownership

Batts House, Merriellands Crescent, Dagenham, London RM9 6FP



- Guideline Minimum Deposit £14,400
- First Floor (building has a lift)
- Semi-Open-Plan Kitchen/Reception Room
- Bathroom plus En-Suite Shower Room
- Balcony
- Guide Min Income Dual £45.6k | Single £52.2k
- Approx. 750 Sqft Gross Internal Area
- Two Good-Sized Double Bedrooms
- Very Good Energy Efficiency Rating
- Very Long Lease

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 45% share. Full market value £320,000). This first-floor apartment is part of a recently constructed development and has a twenty-six-foot reception room with attractive flooring and a semi-open-plan kitchen area featuring sleek, handle-less units and integrated appliances. A glazed door leads from the living area out onto the balcony. There is a main bedroom with en-suite shower room plus a similar-sized second double bedroom and a stylish bathroom. A large storage/utility cupboard has been provided in the entrance hallway and the well insulated walls, high performance glazing and communal heating/hot water system make for a very good energy-efficiency rating. Batts House is located just minutes from Dagenham Dock Station (C2C into Fenchurch Street) and Dagenham Heathway (District Line) is also within easy reach along with bus transport links and local amenities. Nearby Beam Parklands offers many acres of outside space to explore.

**Housing Association:** Clarion.

**Tenure:** Leasehold (990 years from 22/02/2022).

**Minimum Share:** 45% (£144,000). The housing association will expect that you will purchase the largest share affordable.

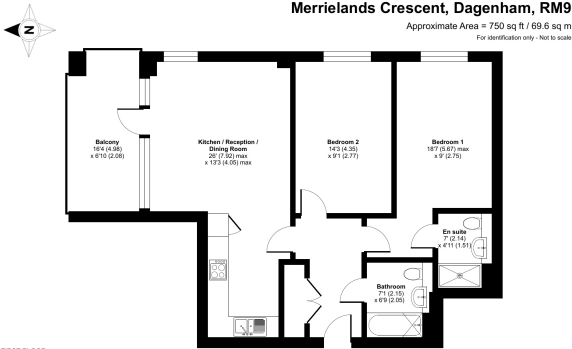
**Shared Ownership Rent:** £515.59 per month (subject to annual review).

**Service Charge:** £145.82 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £45,600 | Single - £52,200 (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 not permitted (except assistance animals). There is no parking space offered with this property.



FIRST FLOOR  
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) (December 2018). © Urban Moves 2020. Produced for Urban Moves. REF:148787

## DIMENSIONS

### FIRST FLOOR

#### Entrance Hall

#### Reception

26' 0" max. x 13' 3" max. (7.92m x 4.05m)

#### Kitchen

included in reception measurement

#### Balcony

16' 4" x 6' 10" (4.98m x 2.08m)

#### Bedroom 2

14' 3" x 9' 1" (4.35m x 2.77m)

#### Bathroom

7' 1" max. x 6' 9" max. (2.15m x 2.05m)

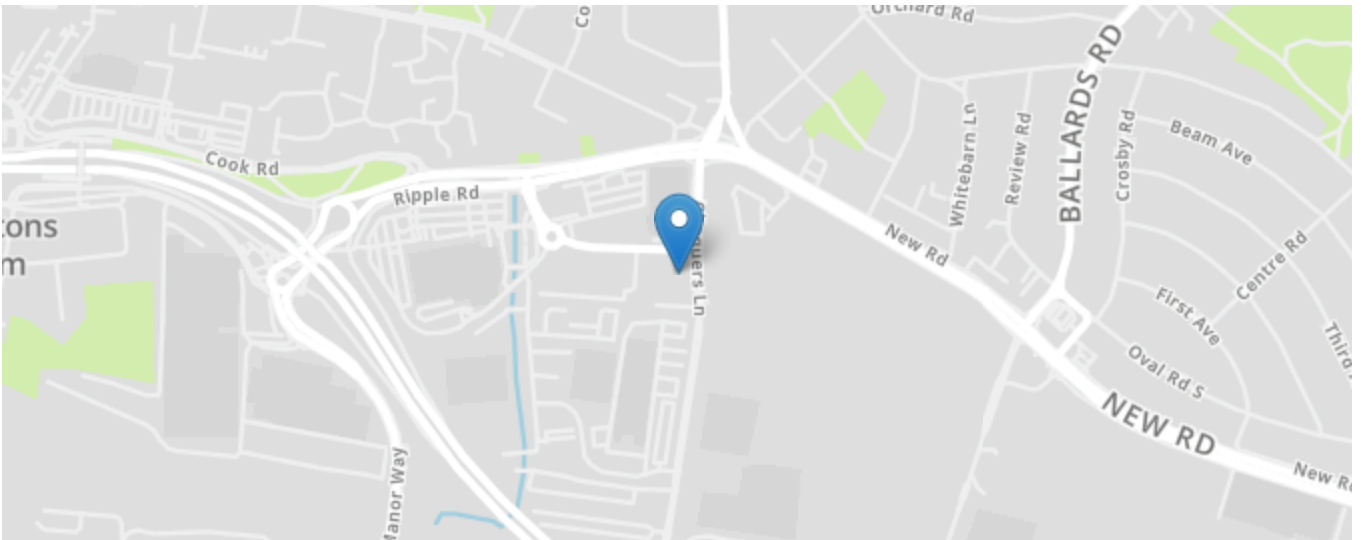
#### Bedroom 1

18' 7" max. x 9' 0" (5.67m x 2.75m)

#### En-Suite Shower Room

7' 0" max. x 4' 11" max. (2.14m x 1.51m)

| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92+)                                       | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> |                         |           |
| (55-68)                                     | <b>D</b> |                         |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| <b>England, Scotland &amp; Wales</b>        |          | EU Directive 2002/91/EC |           |



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.