

£112,500 Shared Ownership

Meridian Place, West Malling, Kent ME19 6FZ



- Guideline Minimum Deposit £11,250
- Second Floor (building has a lift)
- Two Generously-Sized Bedrooms
- Two Juliette Balconies
- Parking Space
- Guide Min Income Dual £30.5k | Single £36.2k
- Approx. 821 Sqft Gross Internal Area
- East/South-East Facing Balcony
- Very Good Energy Efficiency Rating
- Walking Distance to East or West Malling Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 50% share. Full market value £225,000). This spacious and smartly presented flat is on the second floor (building has a lift) of a modern development. The property has a naturally lit entrance hall and a twenty-foot reception/dining room with double doors providing access to the kitchen. Both bedrooms are generously-sized doubles and the bathroom is simple yet stylish. Additional features include an east/south-east-facing balcony, which offers a pleasant and far-reaching view, plus Juliette balconies in the bedrooms. Well insulated walls, modern double glazing and gas central heating make for a very good energy-efficiency rating. The property comes with use of an allocated parking space and is also within walking distance, or a brief bike ride, of the East Malling and West Malling railway stations. The local primary school and secondary school are Ofsted-rated 'Good' and there are several other well-thought-of schools in the surrounding area.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/04/2015).

Minimum Share: 50% (£112,500). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £306.85 per month (subject to annual review).

Service Charge: £135.32 per month (subject to annual review).

Guideline Minimum Income: Dual - £30,500 | Single - £36,200 (based on minimum share and 10% deposit).

Council Tax: Band C, Tonbridge & Malling 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

SECOND FLOOR

Entrance Hall

Reception Room

20' 6" max. x 12' 8" max. (6.26m x 3.87m)

Balcony

18' 8" x 3' 10" (5.70m x 1.17m)

Kitchen

9' 10" x 8' 3" (2.99m x 2.52m)

Bedroom 1

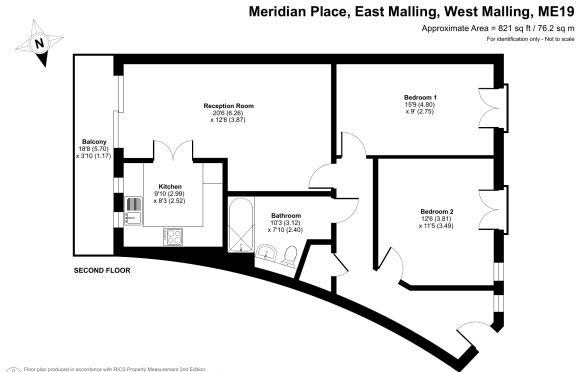
15' 9" x 9' 0" (4.80m x 2.75m)

Bedroom 2

12' 6" x 11' 5" (3.81m x 3.49m)

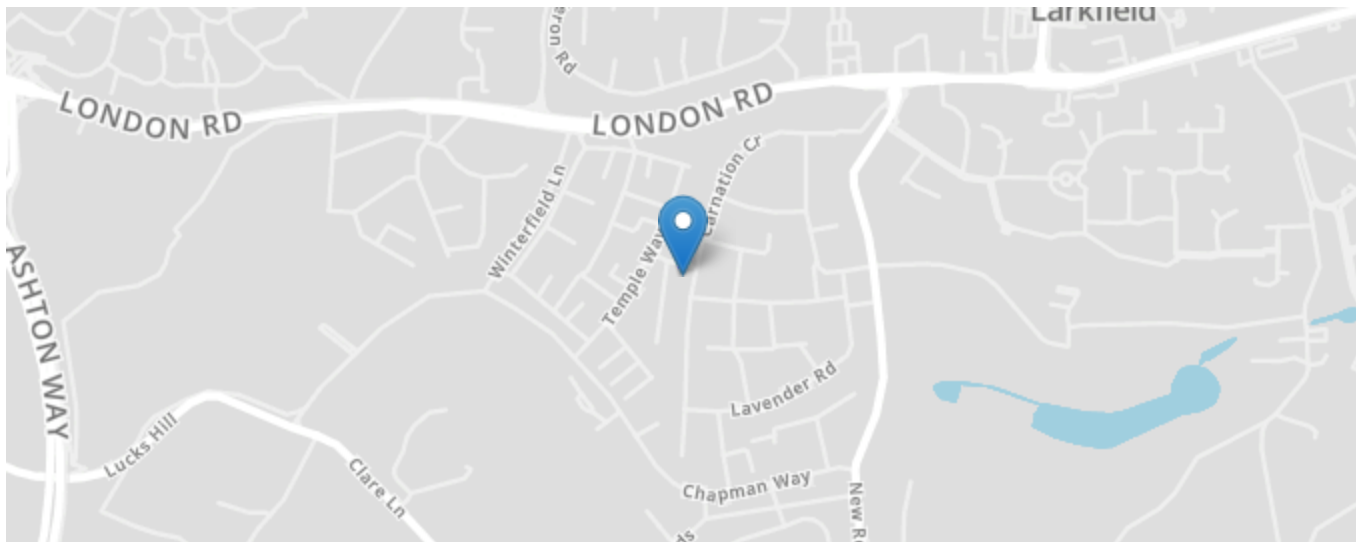
Bathroom

10' 3" max. x 7' 10" max. (3.12m x 2.40m)



1 Floor plan produced in accordance with RICS Property Measurement 2nd Edition. (Incorporating International Property Measurement Standards (IPMS) Recommendation). Produced for Urban Moves. RSP: 1088487. © Urban Moves 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	82	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	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.