

£119,000 Shared Ownership

Manston Court, 2 Thornbury Way, Waltham Forest, London E17 5FT



- Guideline Minimum Deposit £11,900
- Second Floor (building has a lift)
- Spacious, Open-Plan Kitchen/Reception Room
- Generously-Sized Shower Room
- Private Balcony plus Communal Courtyard
- Guide Min Income Dual £53.9k | Single £61.9k
- Approx. 775 Sqft Gross Internal Area
- Large Bedroom with Fitted Wardrobes
- Good Energy Efficiency Rating
- Secure, Underground Parking Space

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £340,000). A great chance to buy an exceptionally spacious, one-bedroom apartment in this modern block. The stylishly-presented property has a wide entrance hall with built-in storage/utility cupboard. There is a twenty-five-foot reception room with attractive, open-plan kitchen at one end and, at the other end, a door leading out onto the balcony. The bedroom is very generously-sized and includes fitted wardrobes and units. A large, high-spec shower room completes the impressive accommodation. Well insulated walls, modern double glazing and a communal heating/hot water system make for a good energy-efficiency rating. The development has a communal courtyard and a gated, underground car park which includes a space allocated to this apartment.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/01/2016).

Minimum Share: 35% (£119,000). The housing association will expect that you will purchase the largest share affordable.

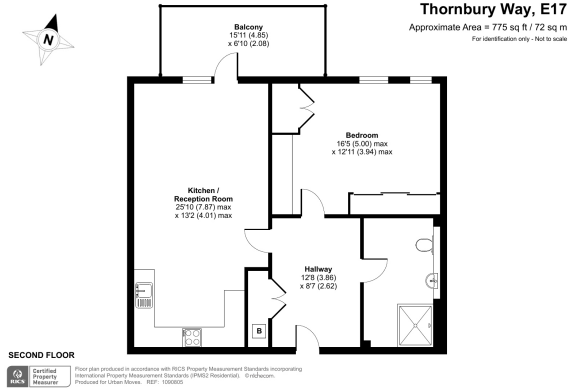
Shared Ownership Rent: £818.67 per month (subject to annual review).

Service Charge: £188.09 per month (subject to annual review).

Guideline Minimum Income: Dual - £53,900 | Single - £61,900 (based on minimum share and 10% deposit).

Council Tax: Band B, London Borough of Waltham Forest. 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

12' 8" x 8' 7" (3.86m x 2.62m)

Reception

25' 10" max. x 13' 2" max. (7.87m x 4.01m)

Kitchen

included in reception measurement

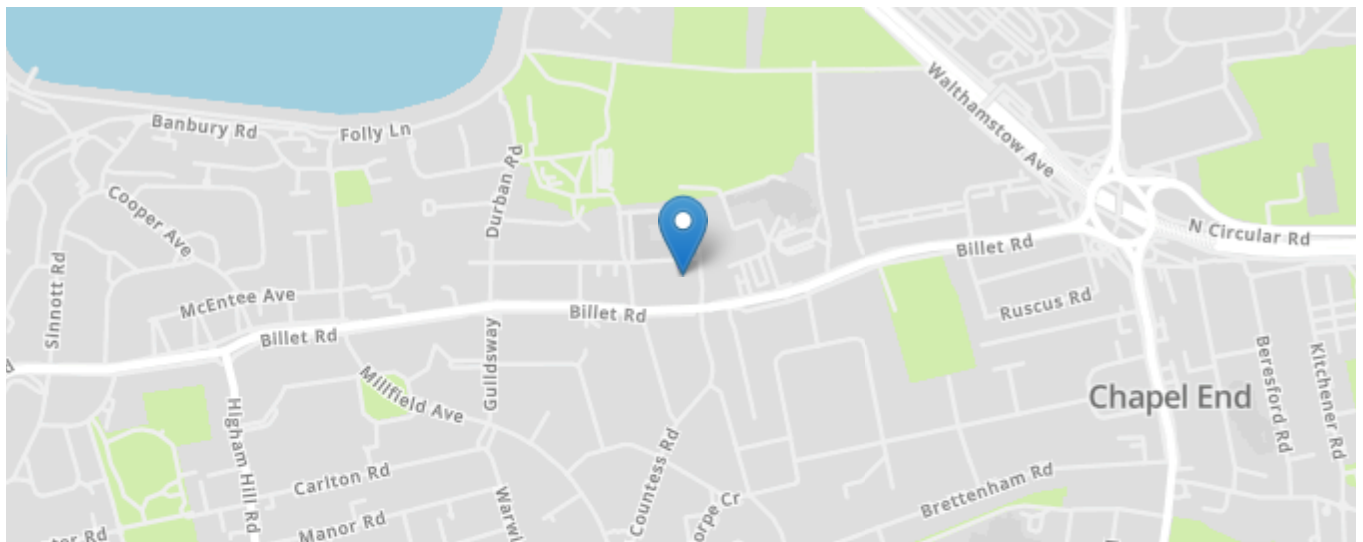
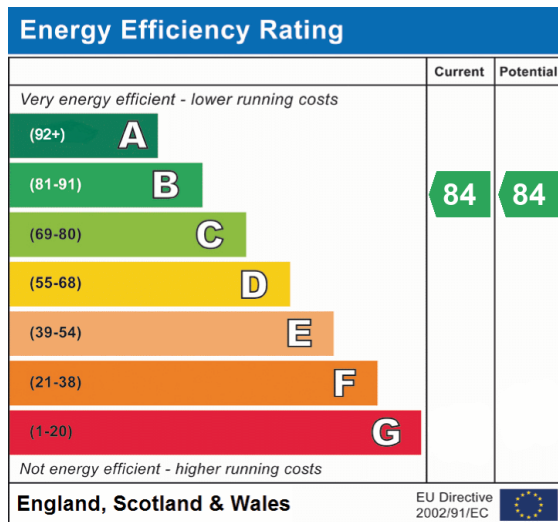
Balcony

15' 11" x 6' 10" (4.85m x 2.08m)

Bedroom

16' 5" max. x 12' 11" max. (5.00m x 3.94m)

Shower Room



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.