

£110,000 Shared Ownership

Rookery Court, 80 Ruckholt Road, London E10 5FA



- Guide Dual Income £79.8k 10% deposit £11k
- Ground Floor
- Spacious, Open-Plan Kitchen/Reception Room
- Private Patio Garden
- Secure, Underground Parking Space
- Guide Single Income - £89.1k 20% deposit (22k)
- Approx. 955 Sqft Gross Internal Area
- Good Energy Efficiency Rating
- Concierge and Communal Garden
- Short Walk from Leyton Station (Central Line)

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £440,000). This smartly-presented apartment is on the ground floor of a modern block and has a twenty-three-foot reception room with attractive flooring and spacious kitchen area featuring sleek units and fully-tiled splashbacks. A glazed door leads from the living area out to a private patio garden. There is a generously-sized main bedroom plus a second, comfortable, double bedroom and a stylish, high-spec bathroom. Both bedrooms include a fitted wardrobe and a pair of storage/utility cupboards have been provided in the entrance hall. Well insulated walls, modern double glazing and a communal heating/hot water system make for a good energy-efficiency rating. The development has a concierge, a large communal garden and a secure, underground car park which includes a space allocated to this property.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/02/2017).

Minimum Share: 25% (£110,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £1202.98 per month (subject to annual review).

Service Charge: £502.79 per month (subject to annual review).

Guideline Minimum Income: Dual - £79,800 (minimum share, 10% deposit) | Single - £89,100 (minimum share, 20% deposit).

Council Tax: Band C, London Borough of Waltham Forest. Priority is given to applicants living and/or working in this local authority.

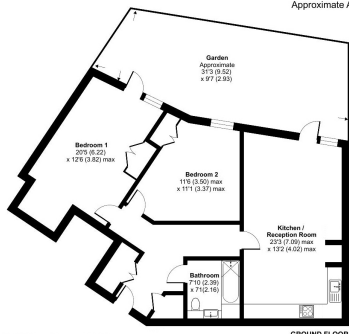
This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are 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 not permitted (except assistance animals).



Ruckholt Road, London, E10

Approximate Area = 955 sq ft / 88.7 sq m

For identification only - Not to scale



ⓘ Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). Groundroom 2020. Produced for Urban Moves. REF: 1025781

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	79
(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	

DIMENSIONS

GROUND FLOOR

Entrance Hallway

Bathroom

7' 10" max. x 7' 1" max. (2.39m x 2.16m)

Reception

23' 3" max. x 13' 2" max. (7.09m x 4.02m)

Kitchen

included in reception measurement

Bedroom 2

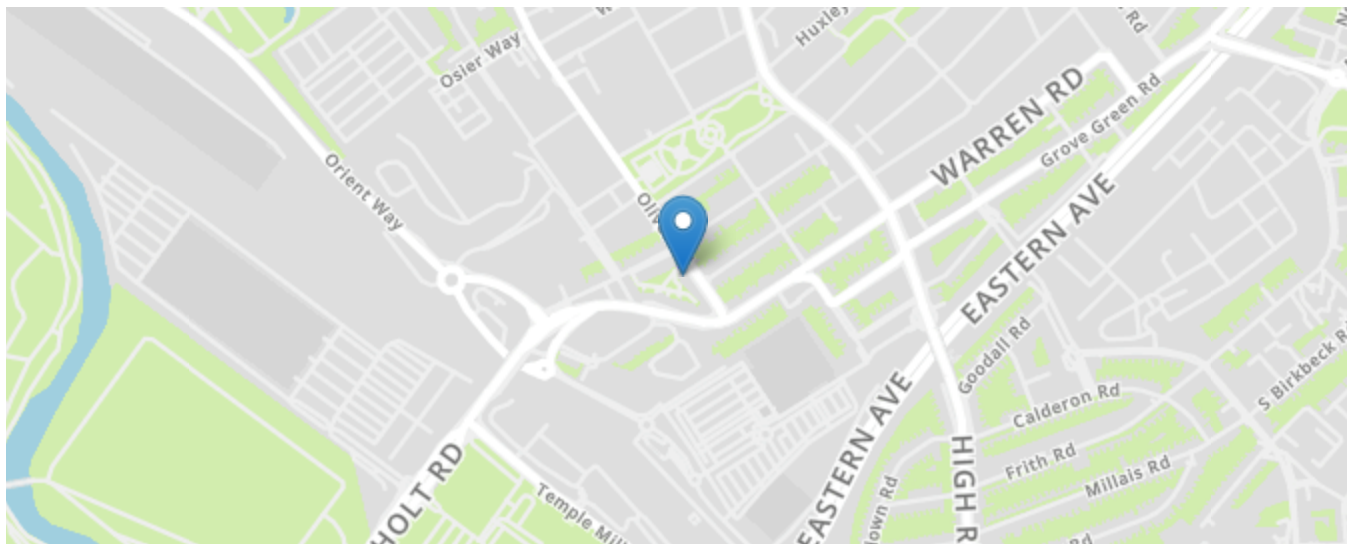
11' 6" max. x 11' 1" max. (3.50m x 3.37m)

Bedroom 1

20' 5" x 12' 6" max. (6.22m x 3.82m)

Patio Garden

approximately 31' 3" x 9' 7" (9.52m x 2.93m)



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.