

£60,000 Shared Ownership

Contessa Close, Kings Hill, West Malling, Kent ME19 4PG



- Guideline Minimum Deposit £6,000
- Ground Floor
- Spacious Entrance Hall
- Good-Sized Kitchen/Dining Room
- Parking Space
- Guide Deposit Dual £29.5k | Single £34.7k
- Approx. 672 Sqft Gross Internal Area
- Dual Aspect Reception with Bay Window
- Good Energy Efficiency Rating
- Communal Garden

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £240,000). This smartly-presented flat is on the ground floor and has a dual-aspect reception room with bay window on the east/south-east-facing side. The kitchen is large enough to fit a good-sized dining table, the entrance hall and main bedroom are also generously sized, there is a stylish bathroom and a second bedroom which, though smaller, is still a comfortable double. A pair of built-in storage/utility cupboards have been provided and the energy-efficiency rating is good, thanks to well insulated walls, modern double glazing and gas central heating. The flat comes with use of an allocated, off-street parking space and West Malling Railway Station can also be easily reached by bus or bike. Kings Hill is a 'new' village approximately six miles to the west of Maidstone. Work began in 1989 to turn an area that had previously been both royal hunting ground and RAF airfield into a desirable place to live. There are supermarkets, a selection of other shops/amenities and a choice of three primary schools, all Ofsted-rated 'Outstanding'!

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/09/2011).

Minimum Share: 25% (£60,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £547.04 per month (subject to annual review).

Service Charge: £148.29 per month (subject to annual review).

Guideline Minimum Income: Dual - £29,500 | Single - £34,700 (based on minimum share and 10% deposit).

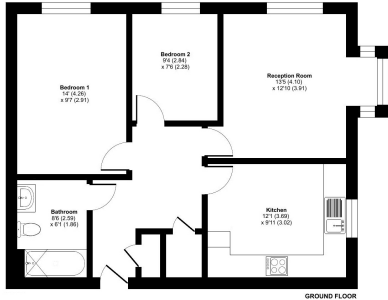
Council Tax: Band C, Tonbridge & Malling Borough Council. Priority is given to applicants living and/or working in this local authority.

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 can only be obtained once you are the property owner).



Contessa Close, Kings Hill, West Malling, ME19

Approximate Area = 672 sq ft / 62.4 sq m
For identification only - Not to scale



① Plan prepared in accordance with RICS Property Measurement 2nd Edition.
② Incorporating International Property Measurement Standards (IPMS) Residential. © Urbanmoves 2020.
Produced for Urban Moves REF: 1530062

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 Hall

Bathroom

8' 6" max. x 6' 1" max. (2.59m x 1.86m)

Bedroom 1

14' 0" x 9' 7" (4.26m x 2.91m)

Bedroom 2

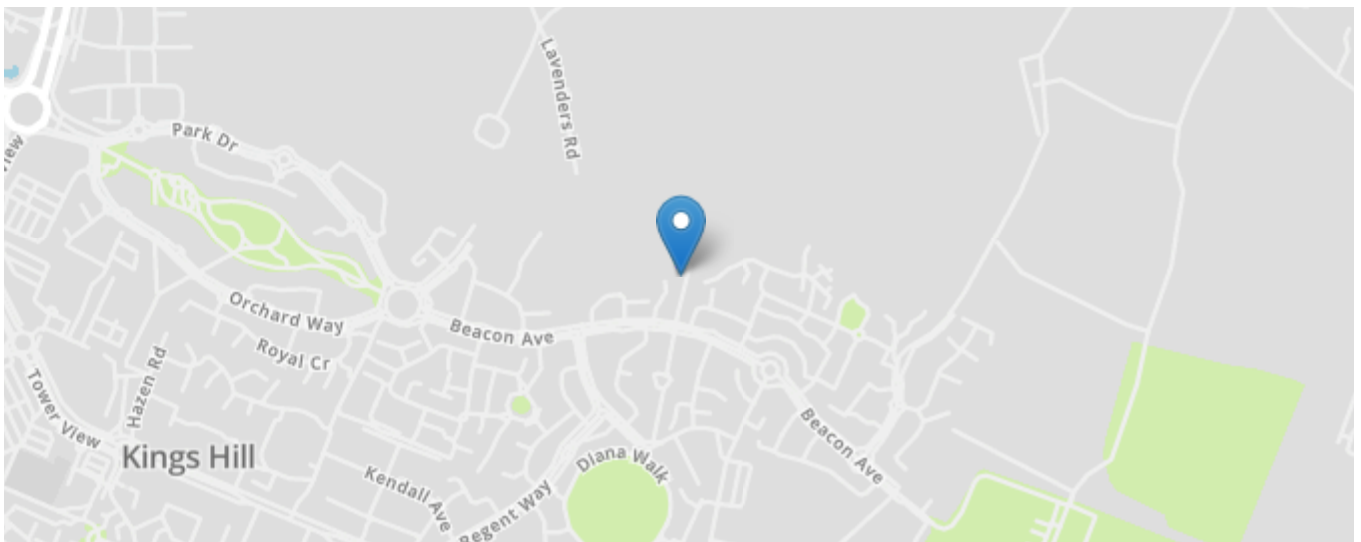
9' 4" x 7' 6" (2.84m x 2.28m)

Reception Room

13' 5" x 12' 10" (4.10m x 3.91m)

Kitchen

12' 1" x 9' 11" (3.69m x 3.02m)



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.