

£68,750 Shared Ownership

Scott Road, Tonbridge, Kent TN9 2QG



- Guideline Minimum Deposit £6,875
- First (Top) Floor
- Dual Aspect Reception Room
- Spacious Kitchen
- Allocated, Off-Street Parking Space
- Guide Min Income Dual £28.7k | Single £33.5k
- Approx. 701 Sqft Gross Internal Area
- Juliette Balcony
- Good Energy Efficiency Rating
- Tonbridge Station Within Easy Reach

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £275,000). A well-proportioned and well-presented flat which has a dual-aspect reception room with Juliette balcony and a spacious kitchen with walnut-style units and integrated appliances. There is a large main bedroom plus a smaller second double bedroom and an attractive bathroom. A built-in storage/utility cupboard has been provided in the hallway and the well insulated walls and roof, modern double glazing and a gas central heating make for a good energy-efficiency rating. The flat comes with use of an allocated, off-street parking space plus Tonbridge Railway Station, for services to a number of destinations including into London Bridge/Waterloo East/Charing Cross, is within comfortable walking distance or a brief cycle ride. There are well-thought-of schools, both primary and secondary, in the local area and nearby Haysden Country Park offers beautiful outside space to explore.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/07/2014).

Minimum Share: 25% (£68,750). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £503.74 per month (subject to annual review).

Service Charge: £112.07 per month (subject to annual review).

Guideline Minimum Income: Dual - £28,700 | Single - £33,500 (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.

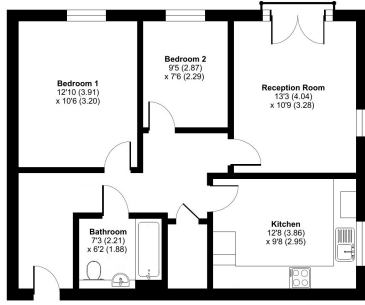
This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are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



Scott Road, Tonbridge, TN9

Approximate Area = 701 sq ft / 65.1 sq m

For identification only - Not to scale



FIRST FLOOR

1. Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) (revised 2018). Produced for Urban Moves. REF: 102899 © Urbanmoves 2020.

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

FIRST FLOOR

Entrance Hallway

Bathroom

7' 3" max. x 6' 2" max. (2.21m x 1.88m)

Bedroom 1

12' 10" x 10' 6" (3.91m x 3.20m)

Bedroom 2

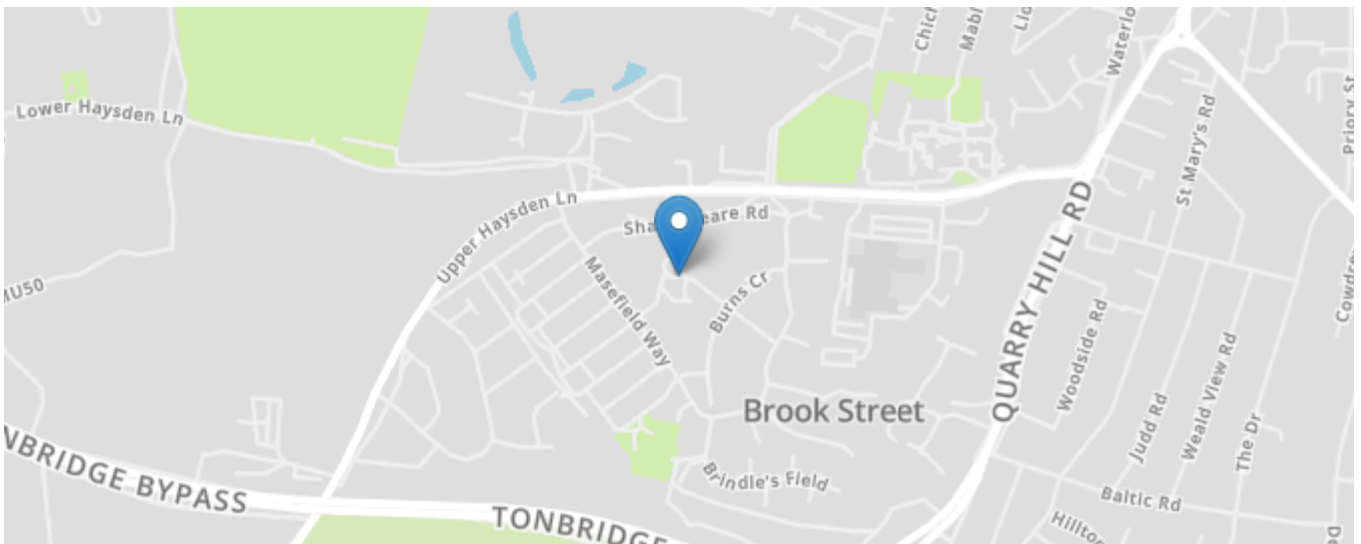
9' 5" x 7' 6" (2.87m x 2.29m)

Reception Room

13' 3" x 10' 9" (4.04m x 3.28m)

Kitchen

12' 8" x 9' 8" (3.86m x 2.95m)



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.