urban moves
ALL THE RIGHT VALUES

£112,000 Shared Ownership

Blueberry Court, Broadis Way, Rainham, London RM13 8JY






- Guideline Minimum Deposit £11,200
- Second Floor (building has a lift)
- Open Plan Kitchen/Reception Room
- Two Good-Sized Double Bedrooms
- Very Good Energy Efficiency Rating
- Guide Min Income Dual £43.7k | Single £50k
- Approx. 734 Sqft Gross Internal Area
- Balcony Overlooking Communal Courtyard
- Naturally-Lit Bathroom
- Secure, Underground Parking Space

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £320,000). This two-bedroom apartment is on the second floor and has a twenty-six-foot reception room with an open-plan kitchen area featuring walnut-style units. A door leads from the living area out onto a south/south-west-facing balcony that overlooks the communal courtyard. Both bedrooms are good-sized doubles, there is an attractive, naturally-lit bathroom and a large storage/utility cupboard has been provided in the entrance hallway. Blueberry Court is a recently-constructed development and the well insulated walls, high performance glazing and communal heating/hot water system make for very good energy-efficiency ratings. The property comes with an allocated space in the gated, underground car park and the A13 offers a direct route into central London or out to the M25. Rainham town centre and railway station can also be easily reached by bus or bike and nearby Beam Parklands Country Park provides many acres of outside space to explore.

Housing Association: Clarion.
Tenure: Leasehold (125 years from 01/01/2020).
Minimum Share: 35% (£112,000). The housing association will expect that you will purchase the largest share affordable.
Shared Ownership Rent: £647.22 per month (subject to annual review).
Service Charge: £142.89 per month (subject to annual review).
Guideline Minimum Income: Dual - £43,700 | Single - £50,000 (based on minimum share and 10% deposit).
Council Tax: Band C, London Borough of Havering. 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).

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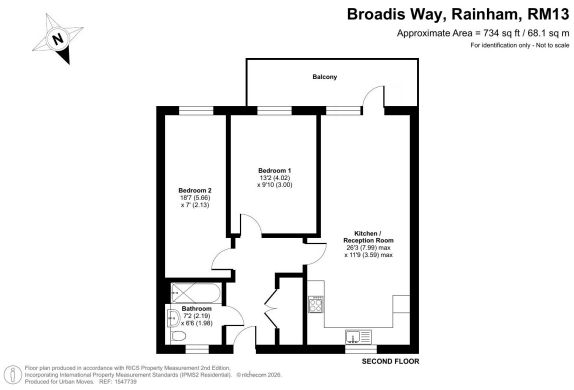
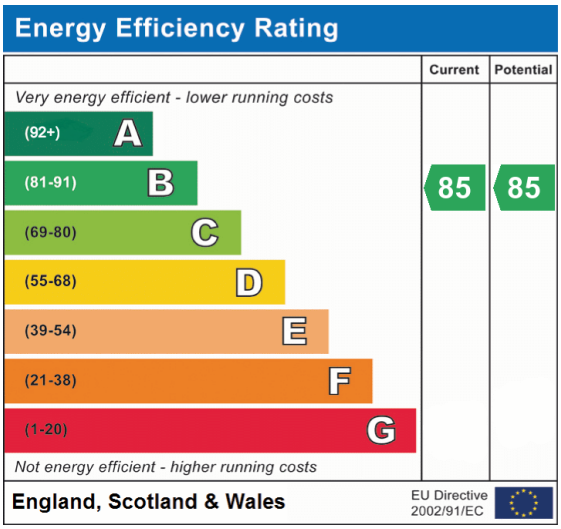




DIMENSIONS

SECOND FLOOR

Entrance Hall

Reception
26' 3" max. x 11' 9" max. (7.99m x 3.59m)

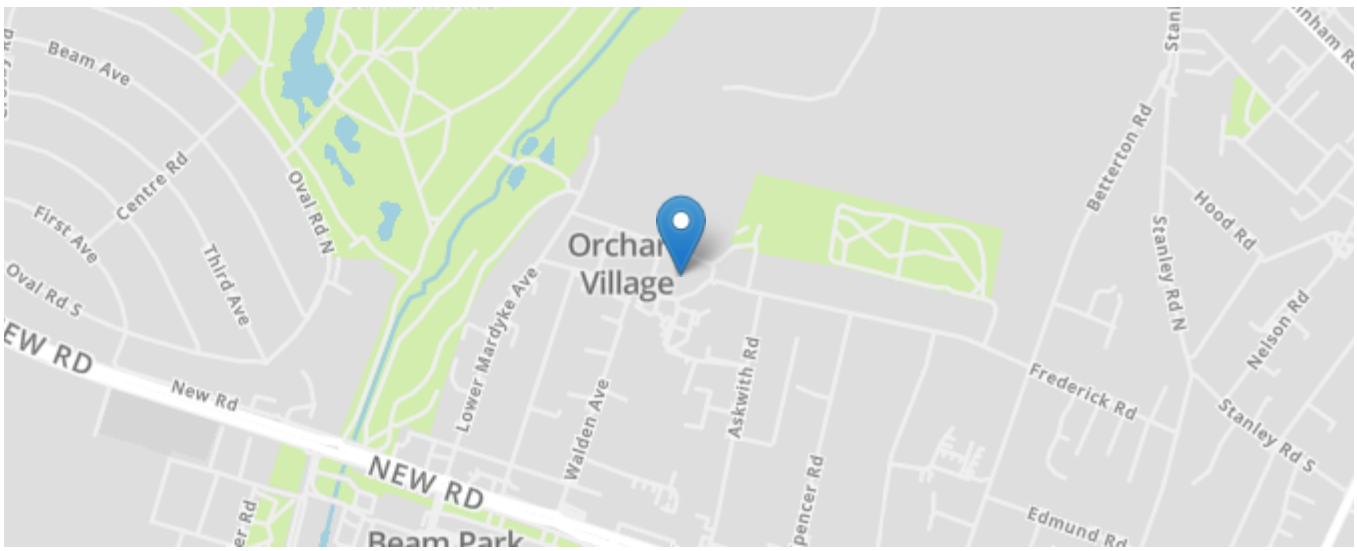
Balcony

Kitchen
included in reception measurement

Bedroom 1
13' 2" x 9' 10" (4.02m x 3.00m)

Bedroom 2
18' 7" x 7' 0" (5.66m x 2.13m)

Bathroom
7' 2" max. x 6' 6" max. (2.19m x 1.98m)



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.