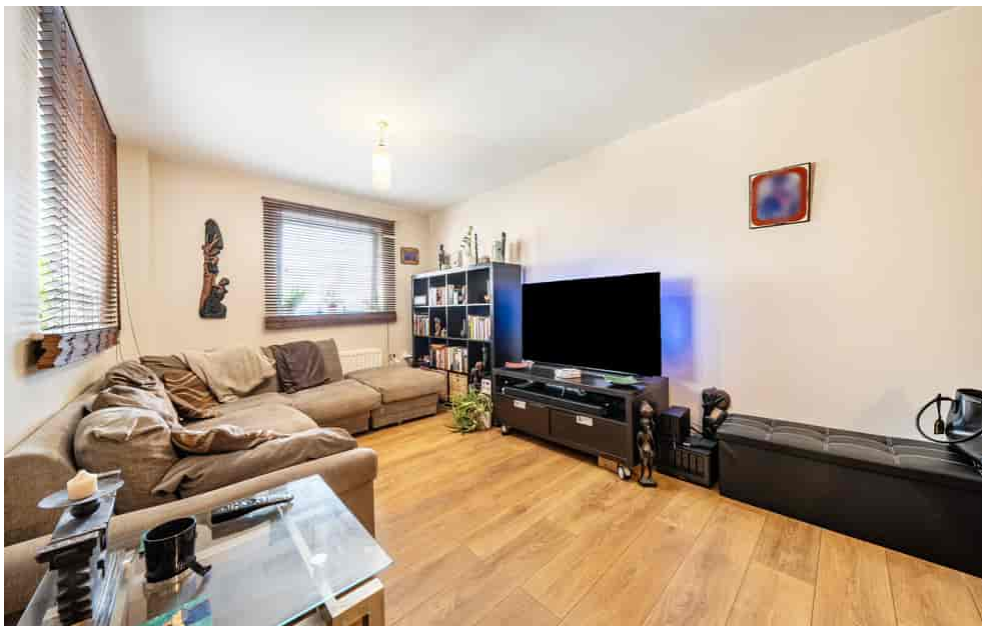
urban moves
ALL THE RIGHT VALUES

£82,250 Shared Ownership

Seawall Court, Dock Road, Barking, London IG11 7GP






- Guideline Minimum Deposit £8,225
- Fourth Floor (building has a lift)
- Dual Aspect Reception/Dining Room
- Spacious Bathroom
- Secure Parking Space
- Guide Min Income Dual £34.2k | Single £40.4k
- Approx. 662 Sqft Gross Internal Area
- Good-Sized Kitchen
- Double Glazing and Gas Central Heating
- Town Centre/Station Within Easy Reach

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £235,000). An exceptionally spacious one-bedroom apartment on the fourth floor (building has a lift). The property features a twenty-four-foot, dual-aspect reception/dining room and a good-sized separate kitchen. The bedroom and bathroom are both generously sized and a pair of storage/utility cupboards have been provided in the entrance hall. Modern insulation standards, double glazing and gas central heating make for a good energy-efficiency rating. Seawall Court has a gated car park which includes a space for this apartment plus Barking town centre and railway station are within comfortable walking distance or a brief bus/cycle ride.

Housing Association: Clarion.
Tenure: Leasehold (125 years less 10 days from 23/06/2004).
Minimum Share: 35% (£82,250).
Shared Ownership Rent: £532.86 per month (subject to annual review).
Service Charge: £184.35 per month (subject to annual review).
Guideline Minimum Income: Dual - £34,200 | Single - £40,500 (based on minimum share and 10% deposit).
Council Tax: Band C, London Borough of Barking & Dagenham.

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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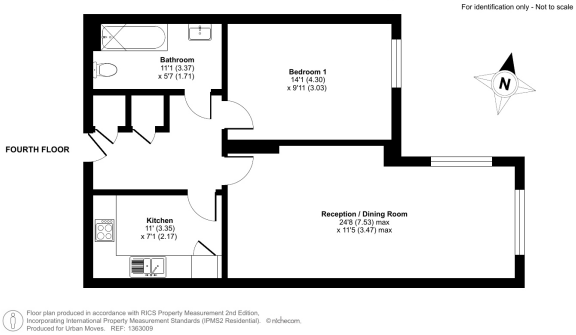
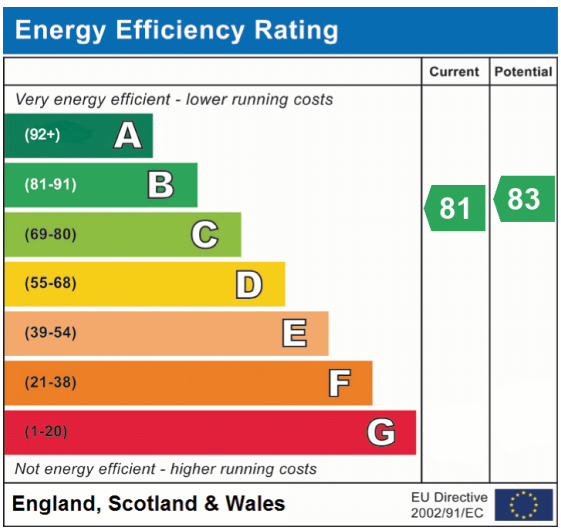
Approximate Area = 662 sq ft / 61.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom. Produced for Urban Moves. REF: 1363009



DIMENSIONS

FOURTH FLOOR

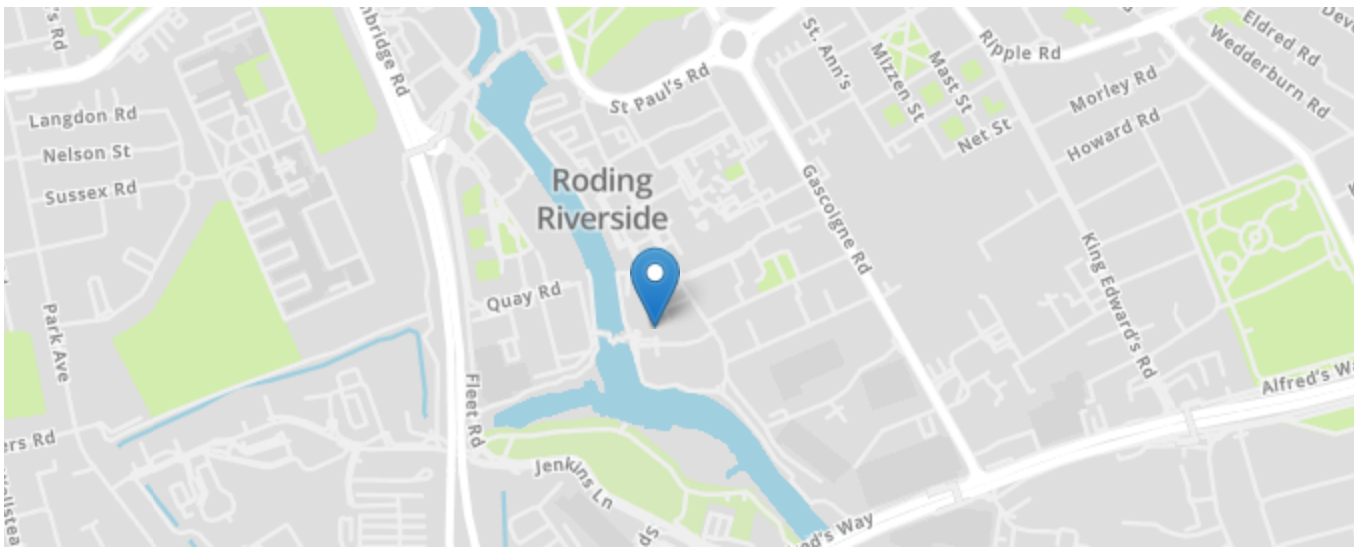
Entrance Hall

Kitchen
11' 0" x 7' 1" (3.35m x 2.17m)

Reception / Dining Room
24' 8" max. x 11' 5" max. (7.53m x 3.47m)

Bedroom
14' 1" x 9' 11" (4.30m x 3.03m)

Bathroom
11' 1" max. x 5' 7" (3.37m x 1.71m)



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.