

## £146,250 Shared Ownership

Charles Court, 382 Northdown Road, Margate, Kent CT9 3FH



- Guideline Minimum Deposit £14,625
- Second Floor (building has a lift)
- Long Lease
- Open Plan Kitchen/Reception Room
- Guide Minimum Income £29.6k (Dual) £35.9k (Single)
- Approx. 580 Sqft Gross Internal Area
- Balcony
- Town Centre/Station Within Easy Reach

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 75% share. Full market value £195,000). This spacious apartment is part of a recently-constructed development and appears in excellent condition throughout. The property is on the second floor (building has a lift) and has a reception room with open-plan kitchen featuring sleek, dove-grey units and integrated appliances. The bedroom is almost twenty-feet long with a sliding door that leads out onto the balcony. There is a large bathroom with bianco carrara style wall tiles and modern, high-spec fittings. Useful, built-in storage has been provided in the entrance hallway and the energy-efficiency rating is very good, thanks to well insulated walls, high performance glazing and a gas combi-boiler for heating/hot water. The apartment benefits from a secure video intercom system, and whilst this property does not come with a parking space there are three visitors spaces (first come first served) in the car park and there is on-street parking locally. Charles Court is located just minutes from a supermarket plus a variety of other shops along Northdown Road. Margate town centre, beach and railway station can all be easily reached via bus or by bike.

**Housing Association:** Heylo. Heylo Housing requires that all applicants must have permanent rights to reside in the UK.

**Tenure:** Leasehold (250 years from 2020).

**Share Available:** 75% (£146,250).

**Shared Ownership Rent:** £116.68 per month (subject to annual review).

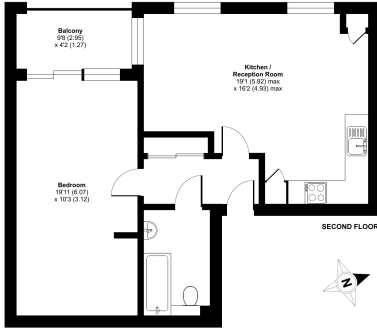
**Service Charge:** £91.01 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £29,600 | Single - £35,900 (based on minimum share and 10% deposit).

**Council Tax:** Band B, Thanet District 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; see final contract for details. If you require any further information about this property please contact Urban Moves. The information in this

**Charles Court, Margate, CT9**  
Approximate Area = 580 sq ft / 53.8 sq m  
For identification only - Not to scale



Approved Floor Plans  
Produced by Urban Moves, SEP 10/2019

## DIMENSIONS

### SECOND FLOOR

#### Entrance Hallway

#### Reception

19' 1" max. x 16' 2" max. (5.82m x 4.93m)

#### Kitchen

included in reception measurement

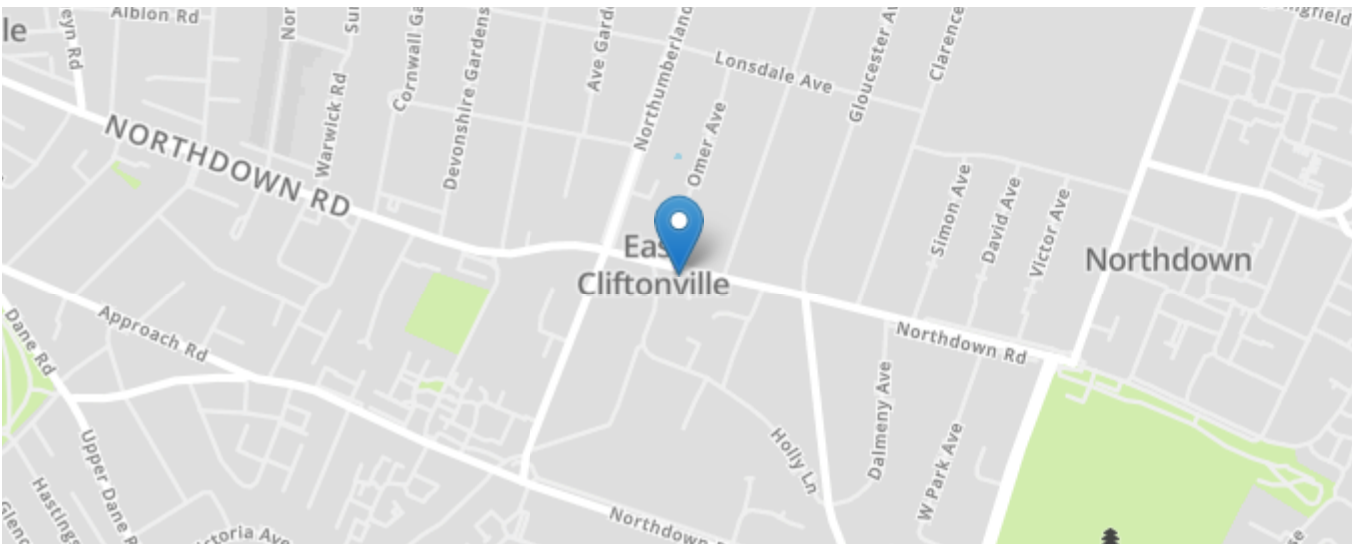
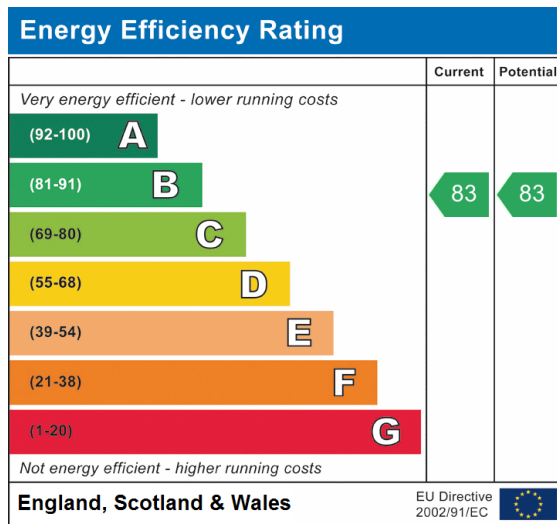
#### Bathroom

#### Bedroom

19' 11" x 10' 3" (6.07m x 3.12m)

#### Balcony

9' 8" x 4' 2" (2.95m x 1.27m)



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.