

£112,000 Shared Ownership

Katie Court, 7 Edwin Street, London E16 1XS



- Guideline Minimum Deposit £11,200
- Fifth Floor (building has a lift)
- Open Plan Kitchen/Reception Room
- Balcony plus Bedroom Juliette
- Guide Min Income Dual £43.2k | Single £49.5k
- Approx. 468 Sqft Gross Internal Area
- Very Good Energy-Efficiency Rating
- Short Walk to Canning Town/Custom House

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £320,000). This well-presented, one-bedroom apartment is on the fifth floor of a modern development. The property has a twenty-foot reception room with open-plan kitchen area at one end and a west-facing balcony at the other. The spacious bedroom features an additional Juliette balcony and there is a good-sized bathroom and a large storage/utility cupboard in the entrance hallway. Well insulated walls, high performance glazing and a communal heating/hot water system all contribute towards a very good energy-efficiency rating. Katie Court has a cycle storage area and Canning Town Station (Jubilee Line + DLR) and Custom House (Elizabeth Line + DLR) are both within easy walking distance.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/03/2018).

Minimum Share: 35% (£112,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £643.20 per month (subject to annual review).

Service Charge: £104.20 per month (subject to annual review).

Ground Rent: £250.00 for the year.

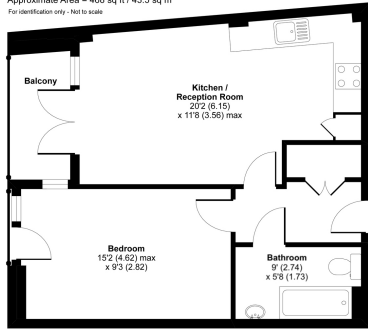
Guideline Minimum Income: Dual £43,200 | Single £49,500 (based on minimum share and 10% deposit).

Council Tax: Band B, London Borough of Newham. 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 not permitted (except assistance animals). There is no parking space offered with this property.

Edwin Street, London, E16

Approximate Area = 468 sq ft / 43.5 sq m
For identification only - Not to scale



FIFTH FLOOR Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) (Residential). Produced for Urban Moves. REF: 682111

DIMENSIONS

FIFTH FLOOR

Entrance Hall
9' 0" x 4' 0" (2.74m x 1.22m)

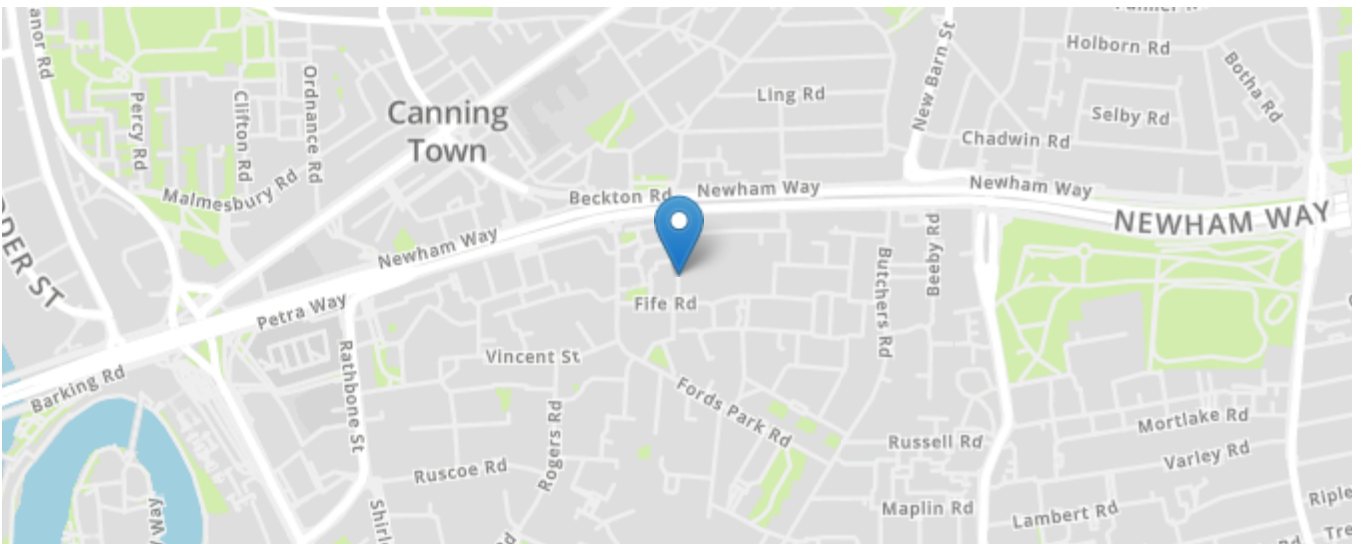
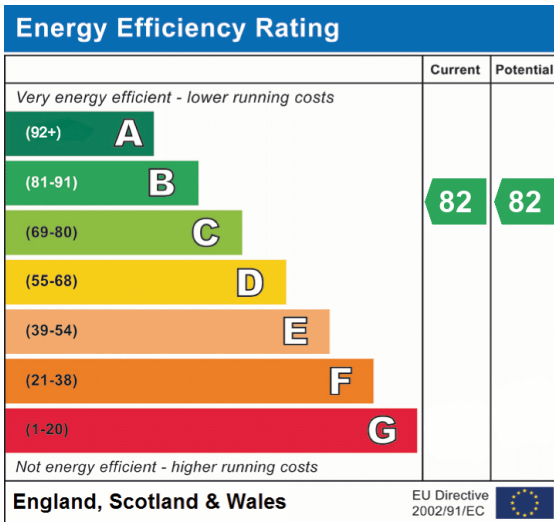
Reception
20' 2" x 11' 8" max. (6.15m x 3.56m)

Balcony
10' 8" x 3' 8" (3.25m x 1.12m)

Kitchen
included in reception measurement

Bedroom
15' 2" max. x 9' 3" (4.62m x 2.82m)

Bathroom
9' 0" x 5' 8" (2.74m x 1.73m)



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.