

£112,500 Shared Ownership

Meridian Place, East Malling, Kent ME19 6FZ



- Guideline Minimum Deposit £11,250
- Top Floor (third - building has a lift)
- High Performance Glazing
- Parking Space
- Guide Min Income - Dual £31.6k Single £37.3k
- Approx. 829 Sqft Gross Internal Area
- Balcony
- Walking Distance to East Malling Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 50% share. Full market value £225,000). An attractive, top-floor apartment which benefits from high ceilings and large windows that provide a great view over a nearby green/local housing to the countryside beyond. Double doors separate the reception/dining room from the spacious kitchen. There is a large main bedroom, which is dual aspect and opens onto a balcony, a second, smaller double bedroom and a simple yet stylish bathroom. Energy-efficiency and environmental-impact ratings are very good, thanks to modern insulation standards, gas central heating and high performance glazing. There are six primary schools rated either 'good' or 'outstanding' within a mile of Meridian Place (Ofsted website) and East Malling Station, for services between Ashford and London Victoria, is also within comfortable walking distance. The apartment comes with a parking space.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 2015).

Minimum Share: 50% (£112,500). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £291.03 per month (subject to annual review).

Service Charge: £149.22 per month (subject to annual review).

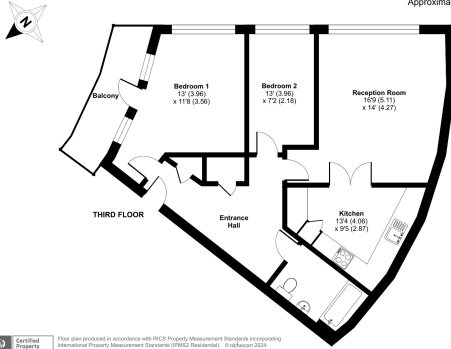
Guideline Minimum Income: Dual - £31,600 | Single - £37,300 (based on minimum share and 10% deposit).

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 not permitted (except assistance animals).

Meridian Place, East Malling, West Malling, ME19

Approximate Area = 829 sq ft / 77 sq m
For identification only - Not to scale



RICS Certified Property Measurement Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) (Residential) - 1st Edition 2024. Produced for Urban Moves. REF: 100600

DIMENSIONS

THIRD FLOOR

Entrance Hall

Reception Room

16' 9" x 14' 0" (5.11m x 4.27m)

Kitchen

13' 4" x 9' 5" (4.06m x 2.87m)

Bedroom 1

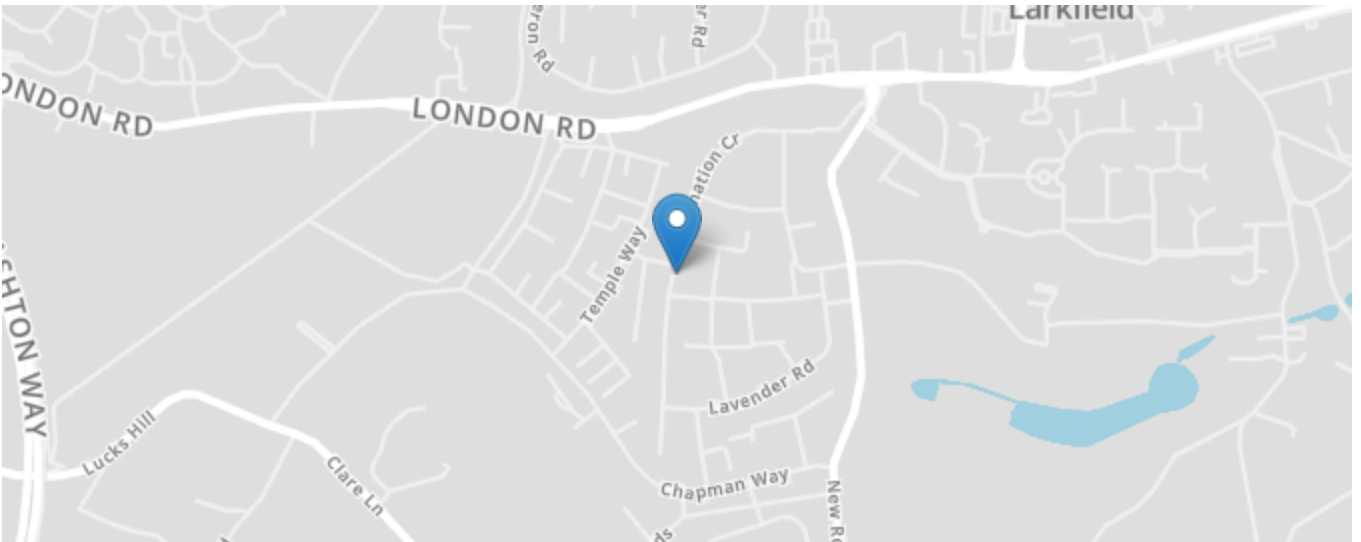
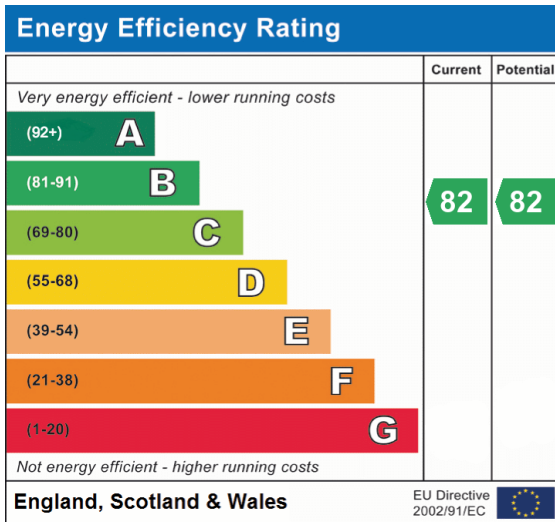
13' 0" x 11' 8" (3.96m x 3.56m)

Balcony

Bedroom 2

13' 0" x 7' 2" (3.96m x 2.18m)

Bathroom



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.