

£131,950 Shared Ownership

Elder House, 4 Water Lane, Kingston upon Thames, London KT1 1AE



- Guideline Minimum Deposit £13,195
- First Floor with Juliette Balcony
- High Performance Glazing
- Secure Underground Parking Space
- Guide Min Income - Dual £39.7k Single £46k
- Approx. 665 Sqft Gross Internal Area
- Communal Roof Terrace
- Short Walk from Railway Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 29% share. Full market value £455,000). A great chance to buy a shared ownership apartment in a riverside development close to Kingston town centre. The Bentalls Centre and a host of other shops can be found nearby, Kingston Railway Station is just minutes away and Hampton Court Park is only a short walk across the bridge. The property is on the first floor and features a good-sized reception room (currently divided to provide additional sleeping space) with Juliette balcony and smart, open-plan kitchen. There is a main bedroom with a bank of built-in wardrobes plus a smaller second bedroom. Residents of the block have use of a communal roof terrace which offers a glorious view of the Thames and the surrounding area. Elder House has an underground car park which includes a space for this apartment.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/09/2012).

Minimum Share: 29% (£131,950). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £175.62 per month (subject to annual review).

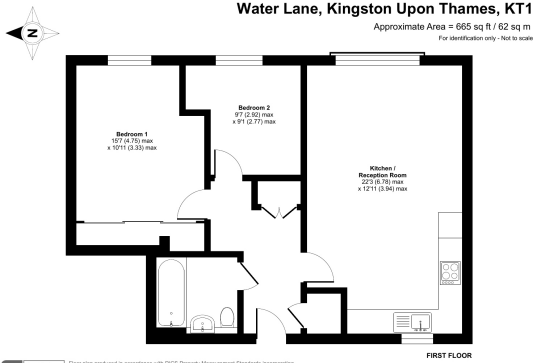
Service Charge: £368.80 per month (subject to annual review).

Ground Rent: £150.00 for the year.

Guideline Minimum Income: Dual £39,700 | Single £46,000 (based on minimum share and 10% deposit).

Council Tax: Band D, Royal (London) Borough of Kingston Upon Thames. 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).



DIMENSIONS

FIRST FLOOR

Entrance Hallway

Reception

22' 3" max. x 12' 11" max. (6.78m x 3.94m)

Kitchen

included in reception measurement

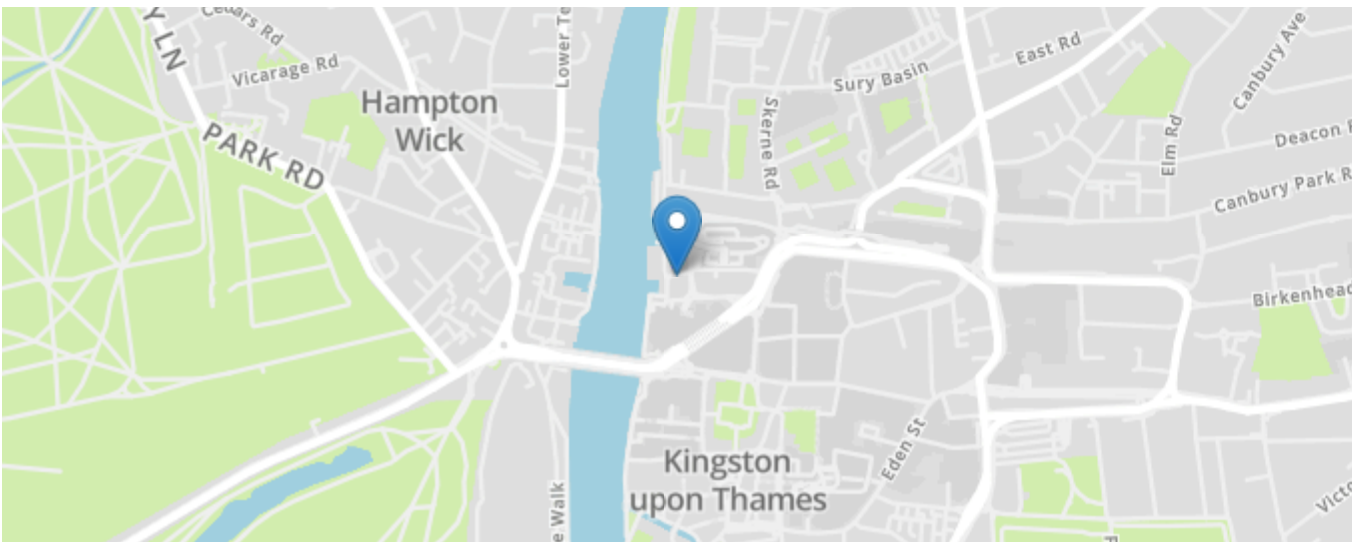
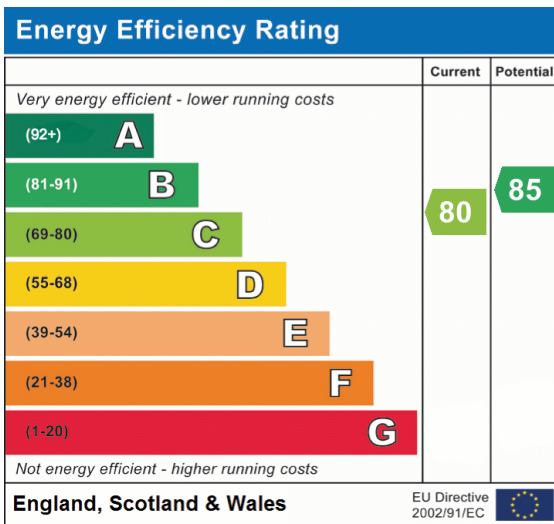
Bedroom 1

15' 7" max. x 10' 11" max. (4.75m x 3.33m)

Bedroom 2

9' 7" max. x 9' 1" max. (2.92m x 2.77m)

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.