

£180,000 Shared Ownership

Nottingham Drive, Kings Hill, West Malling, Kent ME19 4UF



- Guideline Minimum Deposit £18,000
- Three Storey, Three Bedroom, Semi Detached House
- High Performance Glazing
- Front and Rear Gardens
- Guideline Income £61.4k (dual) | £70.8k (single)
- Approx. 1108 Sqft Gross Internal Area
- Bathroom, Shower Room and Cloakroom
- Off Street Parking Space

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £450,000). A great chance to buy a spacious, shared-ownership family home with gardens to front and rear. The generously-sized kitchen features tiled splashbacks and floor, integrated appliances and a large window. There is a ground-floor cloakroom and a reception/dining room with patio doors. Upstairs is the bathroom, a large bedroom with built-in wardrobe plus a smaller double bedroom while the top floor is devoted to a main bedroom with en-suite shower room. Demanding insulation standards, high performance glazing and a modern gas central heating system all contribute towards a very good energy-efficiency rating. Beyond the garden gate is a parking area which includes a space for this house. Kings Hill is a 'new' village approximately six miles to the west of Maidstone. Work began in 1989 to turn an area that had previously been both royal hunting ground and RAF airfield into a desirable place to live. There is a supermarket and a selection of other shops/amenities close by and a choice of three highly-rated primary schools.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/09/2020).

Minimum Share: 40% (£180,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £746.45 per month (subject to annual review).

Service Charge: £64.04 per month (subject to annual review).

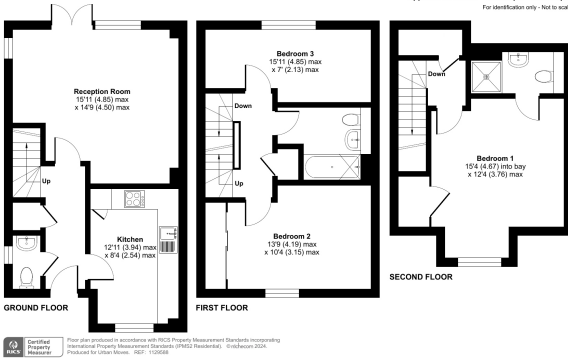
Guideline Minimum Income: Dual - £61,400 | Single - £70,800 (based on minimum share and 10% deposit).

Council Tax: Band E, 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.

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Approximate Area = 1108 sq ft / 102.9 sq m
For identification only - Not to scale



Plan was produced in accordance with RICS Property Measurement Standards (complying with International Property Measurement Standards (IPMS) Requirements - GlobalFloor 2024). Produced by Urban Moves. REF: 103058

DIMENSIONS

GROUND FLOOR

Cloakroom

Kitchen

12' 11" max. x 8' 4" max. (3.94m x 2.54m)

Reception Room

15' 11" max. x 14' 9" max. (4.85m x 4.50m)

FIRST FLOOR

Bedroom 2

13' 9" to front of wardrobe x 10' 4" max. (4.19m x 3.15m)

Bathroom

Bedroom 3

15' 11" max. x 7' 0" max. (4.85m x 2.13m)

SECOND FLOOR

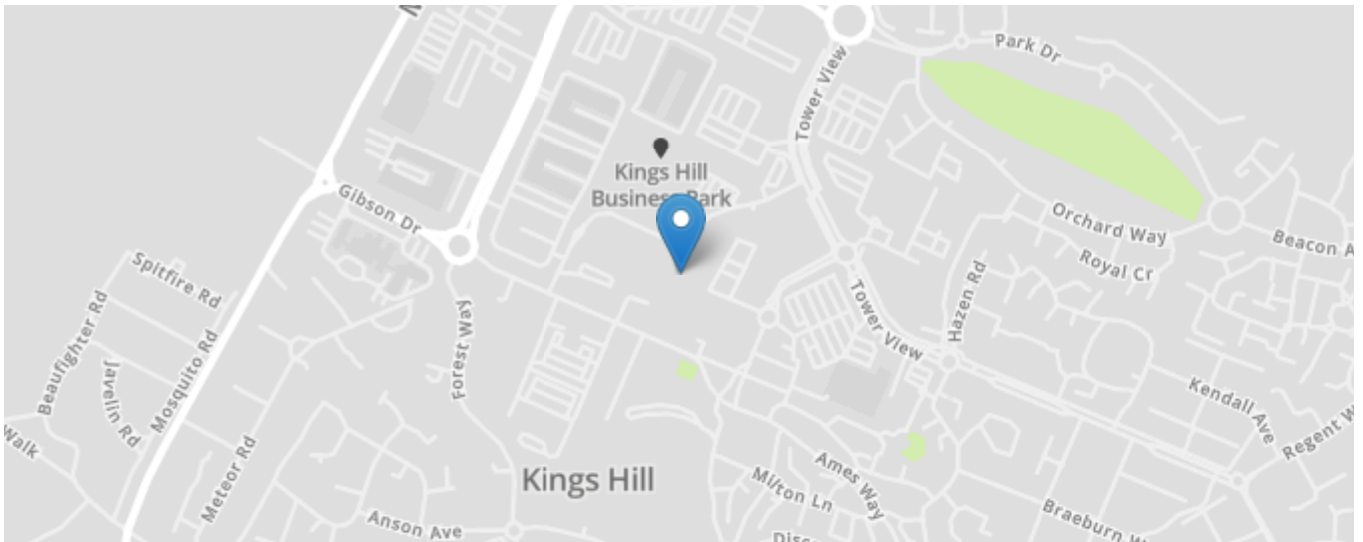
Bedroom 1

15' 4" into bay x 12' 4" (4.67m x 3.76m)

En-Suite Shower Room

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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.