

£134,750 Shared Ownership

38 Manston Court, 2 Thornbury Way, Waltham Forest, London E17 5FT



- Guideline Minimum Deposit £13,475
- Second Floor (building has a lift)
- High Performance Glazing
- Balcony
- Guide Min Income - Dual £58k Single £64k
- Approx. 775 Sqft Gross Internal Area
- Communal Heating and Hot Water System
- Secure Parking Space

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £385,000). A great chance to buy an exceptionally spacious, one-bedroom apartment in this modern development. The stylishly-presented property has a spacious entrance hall with built-in storage/utility cupboard. There is a twenty-five-foot reception room with attractive, open-plan kitchen at one end and, at the other end, a door leading out onto the balcony. The bedroom is very generously-sized and includes fitted wardrobes and units. A large, high-spec shower room completes the impressive accommodation. Well-insulated walls, high performance glazing and a communal heating/hot water system all contribute towards a very good energy-efficiency rating. This particular apartment comes with the use of a secure, underground parking space.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 2016).

Minimum Share: 35% (£134,750). The housing association will expect that you will purchase the largest share affordable.

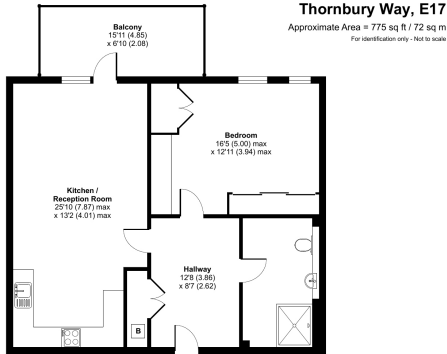
Shared Ownership Rent: £755.51 per month (this figure is from April 2024 and subject to annual review).

Service Charge: £173.12 per month (this figure is from April 2024 and subject to annual review).

Guideline Minimum Income: Dual - £58,000 | Single - £64,000 (based on minimum share and 10% deposit).

Council Tax: Band B, London Borough of Waltham Forest. 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).



SECOND FLOOR

Certified Property Measure Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) (Residential). © Urbanmoves 2024. Produced for Urban Moves. REP: 1000005

DIMENSIONS

SECOND FLOOR

Entrance Hall
12' 8" x 8' 7" (3.86m x 2.62m)

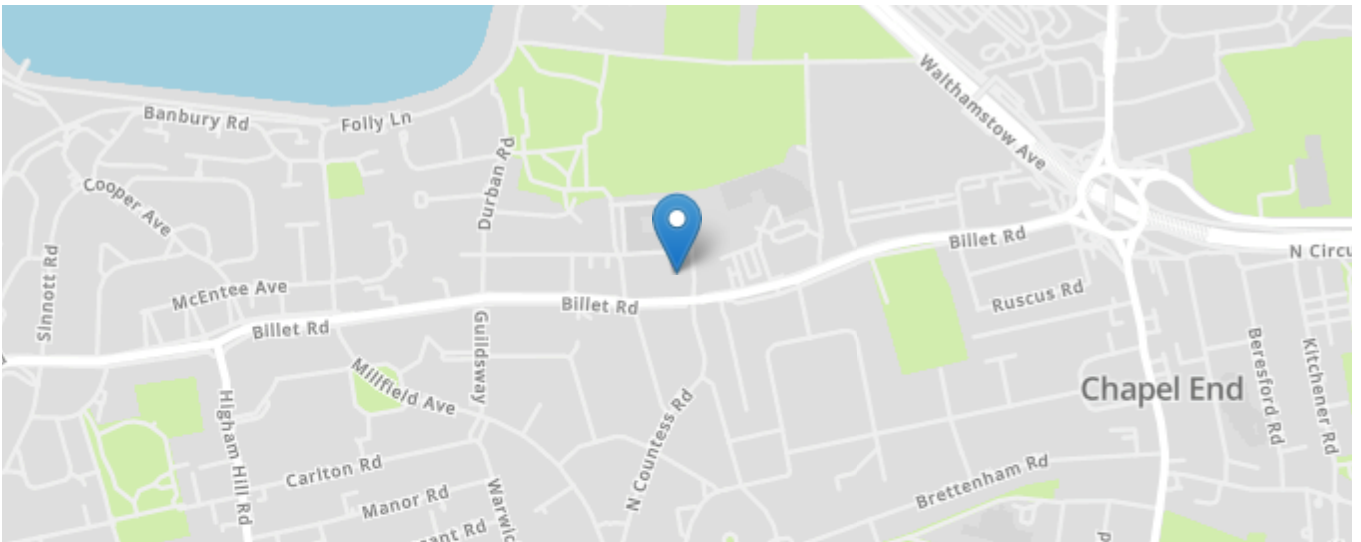
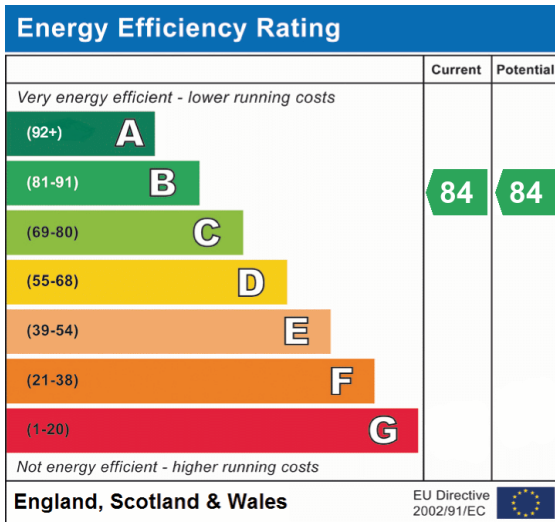
Reception
25' 10" max. x 13' 2" max. (7.87m x 4.01m)

Kitchen
included in reception measurement

Balcony
15' 11" x 6' 10" (4.85m x 2.08m)

Bedroom
16' 5" max. x 12' 11" max. (5.00m x 3.94m)

Shower Room



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.