



Ibbett Mosely

Eden Road, Dunton Green, Sevenoaks, TN14 5FT



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Shared Ownership - 40% Share Available at £96,000

An excellent opportunity to purchase a 40% shared ownership interest in this well-presented apartment at Harrison Court, with the full market value assessed at £240,000.

Well presented top floor ONE BEDROOM apartment with Juliet Balcony and its own PARKING SPACE all set within this well laid out modern development on the outskirts of SEVENOAKS. Includes fitted kitchen, modern bathroom, gas central heating & double glazing. Convenient for DUNTON GREEN STATION and excellent local amenities.

- Well presented One bedroom 2nd Floor apartment
- Open plan living / Kitchen space
- Walking distance of Dunton Green village centre
- Back-to-back staircasing price
- Share for sale 40%
- Allocated parking space
- 5 Minute walk to Dunton Green Station
- One good sized double bedroom
- 2.3 miles of Sevenoaks town centre
- Onsite Gym

The current share available is 40% (£96,000), with rent payable on the remaining share owned by the housing association. The property may appeal to buyers seeking an affordable route onto the property ladder whilst retaining the future option to increase their ownership through the staircasing process, subject to the terms of the lease and housing association approval.

The accommodation offers well-proportioned living space and would make an ideal first home for eligible purchasers looking to benefit from the Shared Ownership scheme.

Well presented one bedroom top floor flat, located in the sought after development in Dunton Green.

To the generous sized double bedroom complete with double glazing, and radiator. The lounge/ living space is complimented by the juliete balcony allowing for a light and airy feel throughout. Open plan with the kitchen, this has been finished to a high specification with gas hob, oven and integrated washing machine and fridge/freezer.

To complete the property the well presented bathroom has a wc, wash basin and bath with over shower. The flat benefits from one allocated parking space.

Council tax band - C

Viewings by strict appointment only.

PROPERTY SUMMARY

Entrance through Communal Front door

Stairs to 2nd Floor

Entrance Hall - 1.8 x 3.39 (5'10" x 11'1") - Spacious hall

Open Plan

Kitchen - 3.62 x 2.18 (11'10" x 7'1") - Open plan kitchen with built in appliances inclusive of oven, gas hob, washing machine and fridge/freezer. Complimented by laminate wooden flooring.

Living Room - 3.14 x 5.13 (10'3" x 16'9") - Large light and open living space with juliete balcony.

Bedroom - 2.89 x 4.03 (9'5" x 13'2") - Double bedroom with radiator, double glazing and space for free standing furniture.

Bathroom - 1.96 x 2.25 (6'5" x 7'4") - Complete bathroom inclusive of bath with over shower, WC and wash basin.

LOCATION

Buyers will appreciate the excellent selection of local schools, including Dunton Green Primary, Riverhead Infants & Amherst Juniors, and nearby secondary schools such as Sevenoaks School and Trinity School. A variety of nurseries and childcare options are also within easy reach, making this an ideal home for families of all sizes.

Perfectly positioned, the property is just 0.4 miles from Dunton Green railway station, offering direct services to London in as little as 31 minutes. Daily essentials are conveniently close, with a Tesco superstore only 0.7 miles away, and Riverhead village with its selection of shops and amenities just a mile distant. The historic town of Sevenoaks,

approximately 2.3 miles away, provides further shopping, dining, and leisure options, including Knole Park and the Vine Cricket Ground. Fast connections to London are also easily accessible via Sevenoaks station (1.8 miles) and the M25 (Junction 5, approximately 2 miles).

OUTSIDE

To the exterior of the property there is a Secure intercom system accompanied by CCTV and well maintained communal grounds. There is one allocated parking space and visitors parking.

AGENTS NOTE STAIRCASING

Key Features

Shared Ownership Property

40% Share Available: £96,000

Full Market Value: £240,000

Opportunity to Staircase and Increase Ownership

Well Presented Throughout

Ideal First-Time Purchase

Leasehold

Subject to Housing Association Approval and Eligibility Criteria

Important Shared Ownership and Staircasing Information

Prospective purchasers should be aware that the property is offered on a shared ownership basis and that the purchase price of £96,000 represents a 40% share only. The full market value of the property is £240,000.

Staircasing

Shared ownership owners may have the right to purchase additional shares in the future, known as "staircasing", subject to the lease provisions and housing association requirements.

The cost of additional shares is based upon the current market value at the time of staircasing, not the original purchase price:

If property values rise, additional shares may cost more.

If property values fall, additional shares may cost less.

Potential Benefits of Staircasing

Reduced rent payments on the remaining housing association share.

Increased ownership and equity in the property.

Greater control over the property as ownership increases.

Potentially easier resale options at higher ownership levels.

In many schemes, staircasing to 100% ownership removes the rent element entirely.

Important Considerations

Purchasers should seek independent financial and legal advice before deciding whether staircasing is appropriate.

Factors to consider include:

Future property value changes.

Valuation fees.

Legal and conveyancing costs.

Mortgage and remortgage requirements.

Lease restrictions and housing association requirements.

Stamp Duty Land Tax implications.

Valuation validity periods and transaction timescales.

Resale Information

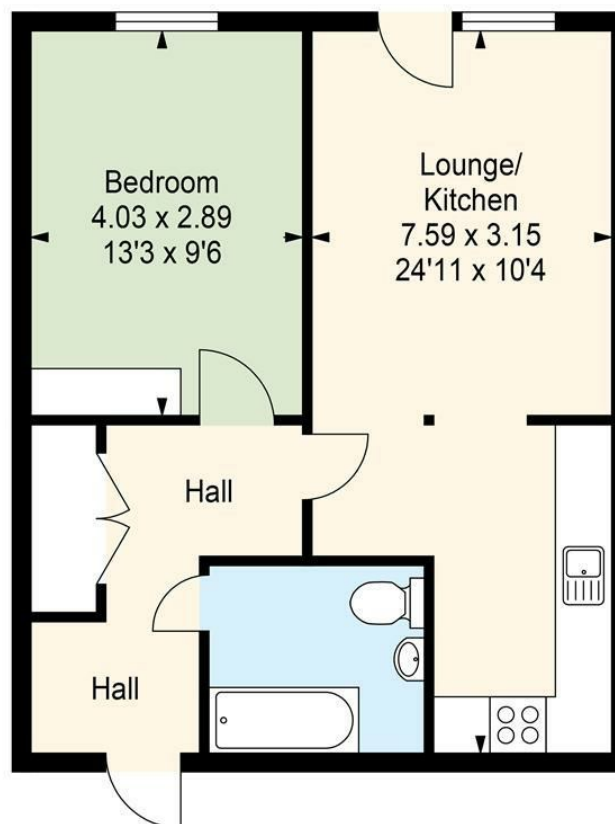
If the property remains in shared ownership, the housing association may retain nomination rights and pre-emption rights in accordance with the lease. Buyers should review the lease carefully and take independent legal advice before proceeding.

Disclaimer: All staircasing rights, costs, restrictions and eligibility requirements are subject to the terms of the lease and the housing association's policies. Prospective purchasers must undertake their own investigations and obtain professional legal and financial advice.

Price: £96,000 for a 40% share (Based on a full market value of £240,000). Subject to eligibility and housing association approval.



Approx. 47.0 sq. meters (506 sq. feet)



Top Floor

For Illustration Purposes Only - Not To Scale

Ibbett Mosely

Sevenoaks 01732 452246

EPC Rating-

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