



**28 Harrington Close, Herne Bay, CT6 6DR**  
**£90,475**



## 28 Harrington Close, Herne Bay, CT6 6DR £90,475

Two Bedroom End of Terrace Home – Shared Ownership from 35%

Offered for sale on a 35% shared ownership basis (the advertised price reflects this share), this well-presented two bedroom end of terrace home is situated on the ever-popular Meadow View development, offering an excellent opportunity for first-time buyers looking to step onto the property ladder.

The accommodation is thoughtfully arranged and comprises an entrance hall, cloakroom/WC, a modern kitchen, and a spacious sitting/dining room with access to the rear garden. To the first floor, there are two generous double bedrooms and a family bathroom.

Externally, the property enjoys a secluded rear garden, perfect for relaxing or entertaining, along with the added benefit of allocated parking. Further features include gas central heating and double glazing.

Shared ownership purchasers may have the opportunity to purchase a larger share (subject to eligibility and scheme terms). Any prospective buyer will be required to complete an affordability assessment and submit an application to Town & Country Housing, which must be approved before a sale can proceed.

## Description

Share Ownership - Town & Country Living

The Key Information document is available to all potential purchasers upon request.

Shared ownership @ 35% Share

Affordability Assessment

Any prospective shared ownership buyers will need to complete and return the attached Application for Shared Ownership Form and undergo an affordability assessment.

Your Responsibilities as a Shared Owner Guide

A guide will be provided to all potential purchasers.

Key information about shared ownership.

The information in this document is for the standard shared ownership model. There are variations of shared ownership that have different features. For more information on the variations, see the 'Key information about the home' document.

When you are looking for shared ownership homes, you should always check the key information document to see which model covers that specific home.

When you buy a home through shared ownership, you enter into a shared ownership lease.

The lease is a legal agreement between you (the 'leaseholder') and the landlord. It sets out the rights and responsibilities of both parties.

Before committing to buy a shared ownership property, you should ensure you take independent legal and financial advice.

This key information document is to help you decide if shared ownership is right for you. You should read this document carefully so that you understand what you are buying, and then keep it safe for future reference.

It does not form part of the lease. You should carefully consider the information and the accompanying lease and discuss any issues with your legal adviser before signing the lease.

Purchase Value 35%

The share purchase price is calculated using the full market value and the percentage share purchased. 35% minimum share.

If you buy a 35% share, the share purchase price will be £90,475 and the rent will be £399.58 a month.

Property price at resale = £258,500

Share being purchased = 35%

Monthly rent = £399.58 per month

Service Charge Due Payable in shared Ownership

Annual rent = £4,794.96 per year (£399.58 per month × 12)

Rent as a % of unsold equity = £4,794.96 ÷ £168,025 = 2.85%

In addition to the rent above, the monthly payment to the landlord

includes:

Rent £399.58

Service charge £98.07

Total monthly payment £497.65

Please note that rent & service charges are reviewed every year and they will be subject to an increase from 1st April 2027.

Service charges are estimated each year and any over or under spend will be confirmed to you and collected or returned as necessary.

Sitting/Dining Room

15'10 x 13'6

Kitchen

12'6 x 10'10

Cloakroom/WC

Bedroom

13'5 x 12'6

Bedroom

13'6 x 9

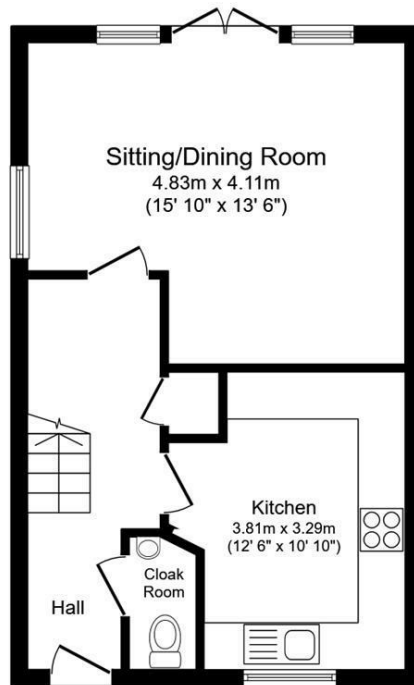
Bathroom/WC

6'11 x 6'6

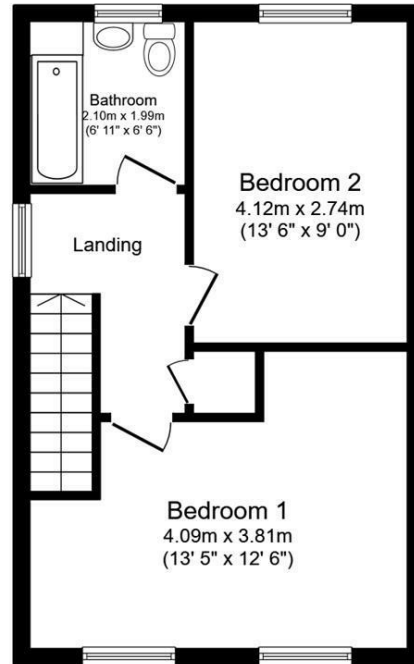
Allocated Parking

Council Tax Band C





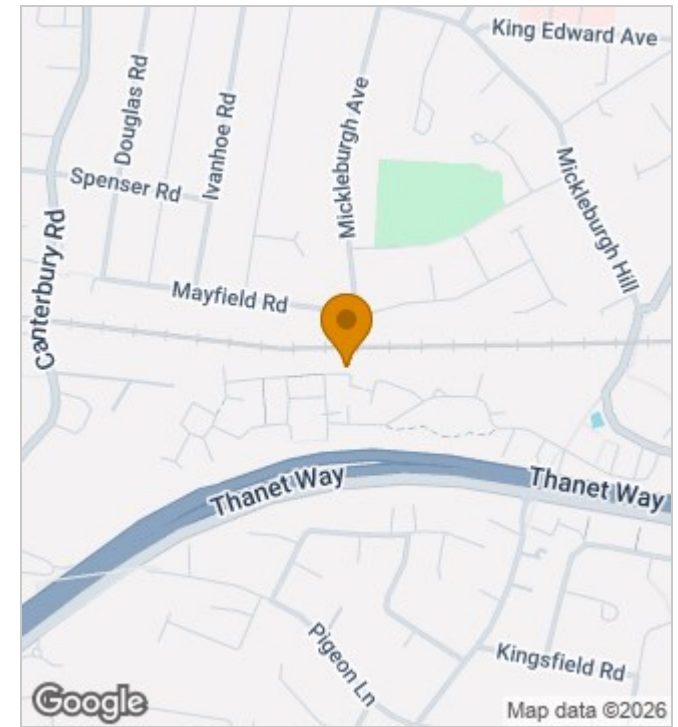
**Ground Floor**  
Floor area 38.8 sq.m. (417 sq.ft.)



**First Floor**  
Floor area 38.8 sq.m. (417 sq.ft.)

Total floor area: 77.6 sq.m. (835 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>80</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

190 High Street, Herne Bay, Kent, CT6 5AP  
Tel: 01227 949291 | Email: michelle@zesthomes.uk  
www.zesthomes.uk

1. Money Laundering Regulations: Please note all sellers and intended purchasers will receive an 'On Boarding' link to verify their identity. This is a legal requirement prior to a sale or purchase proceeding.
2. All measurements stated on our details and floorplans are approximate and as such can not be relied upon and do not form part of any contracts.
3. Zest Homes have not tested any services, equipment or appliances and it is therefore the responsibility of any buyer/tenant to do so.
4. Photographs and marketing material are produced as a guide only and legal advice should be sought to verify fixtures and fittings, planning, alterations and lease details.
5. Zest Homes hold the copyright to all advertising material used to market this property.