



# Shared Ownership Price List



## The Laurels

Nightingale Close, Carlshalton, SM5 2FS

Plot No.	Postal address	Type	No. of bedrooms	M²	Parking	Full market value	Shares available from:	Share value	5% mortgage deposit	Rent pcm	Estimated service charge pcm
2	2 Nightingale Close, Carlshalton, SM5 2FS	House	2	83.70	No	RESERVED					
3	3 Nightingale Close, Carlshalton, SM5 2FS	House	3	111.20	No	RESERVED					
6	6 Nightingale Close, Carlshalton, SM5 2FS	House	2	83.80	No	RESERVED					
7	7 Nightingale Close, Carlshalton, SM5 2FS	House	3	103.50	No	£515,000	25%	£128,750	£6,438	£804.69	£40
8	8 Nightingale Close, Carlshalton, SM5 2FS	House	3	103.50	No	£515,000	25%	£128,750	£6,438	£804.69	£40
9	9 Nightingale Close, Carlshalton, SM5 2FS	House	3	103.50	No	£515,000	25%	£128,750	£6,438	£804.69	£40
10	10 Nightingale Close, Carlshalton, SM5 2FS	House	3	103.50	No	£520,000	25%	£130,000	£6,500	£812.50	£40
11	11 Nightingale Close, Carlshalton, SM5 2FS	House	3	103.50	Driveway	RESERVED					
12	12 Nightingale Close, Carlshalton, SM5 2FS	House	3	98.40	Driveway	RESERVED					
13	13 Nightingale Close, Carlshalton, SM5 2FS	House	3	103.50	Driveway	RESERVED					
14	14 Nightingale Close, Carlshalton, SM5 2FS	House	3	103.50	Driveway	RESERVED					
15	15 Nightingale Close, Carlshalton, SM5 2FS	House	3	103.50	Driveway	RESERVED					

Reservations are subject to a £500 reservation deposit. Clarion reserves the right to review the property prices until the reservation deposit has been paid.

Although every care has been taken to ensure the accuracy of all information given, the contents of this price list do not form part of, or constitute a representation warranty, or part of any contract.

The above prices are valid as at 18th March 2020. They are based on a valuation carried out by a RICS qualified surveyor (valuations are reviewed at least every three months).

Service charges are estimates and can change before and after completion.

The above costs are indicative examples only. The larger the deposit you put down, the lower your monthly repayments will be. You must obtain advice from a qualified independent mortgage advisor (you will be asked to have an affordability assessment with an independent mortgage advisor from our panel).

Monthly rent is calculated as either 2.5% or 2.75% per annum of the value of the share that you do not initially buy.

Applicants with a household annual gross income in excess of £90,000 are not eligible for Shared Ownership in this area.

Your home is at risk if you do not keep up repayments on your mortgage, rent or any other loans secured on it. The value of properties can go down as well as up.

Clarion supports mixed tenure developments and is proud to provide homes for Shared Ownership. We may change the tenure of some properties subject to demand.

Clarion Housing Association Limited is a charitable Community Benefit Society (FCA No. 7686).

Registered with the Regulator of Social Housing (No. 4865). VAT No. 675 6463 94. Registered office: Level 6, 6 More London Place, Tooley Street, London, SE1 2DA. Clarion Housing is part of Clarion Housing Group.



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18	18 Nightingale Close, Carlshalton, SM5 2FS	House	3	103.50	Driveway	RESERVED					
19	19 Nightingale Close, Carlshalton, SM5 2FS	House	3	103.50	Driveway	RESERVED					
20	20 Nightingale Close, Carlshalton, SM5 2FS	House	3	103.50	Driveway	RESERVED					
21	21 Nightingale Close, Carlshalton, SM5 2FS	House	3	103.50	Driveway	RESERVED					
22	22 Nightingale Close, Carlshalton, SM5 2FS	House	3	103.50	Driveway	RESERVED					
139	139 Nightingale Road, Carlshalton, SM5 2DE	House	3	103.50	No	RESERVED					
141	141 Nightingale Road, Carlshalton, SM5 2DE	House	2	83.80	No	RESERVED					
143	143 Nightingale Road, Carlshalton, SM5 2DE	House	2	83.70	No	RESERVED					

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