

£175,000 Shared Ownership

15 Station Approach Road, Coulsdon, London, CR5 2BT



- Guideline Minimum Deposit £17,500
- First Floor with Balcony
- High Performance Glazing
- Communal Cycle Storage
- Guideline Income Dual £43.7k | Single £48.9k
- Approx. 685 Sqft Gross Internal Area
- Gas Central Heating
- Minutes from Coulsdon Town Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 50% share. Full market value £350,000). A beautifully-presented apartment in a recently-constructed development just minutes from Coulsdon Town Station and the local high street. The property is on the first floor and shares a communal entrance with just one other flat. The reception has large windows on two sides plus a door which leads out onto the balcony. The kitchen is semi-open-plan, featuring sleek, handle-less units and integrated appliances. There is a dual-aspect main bedroom, a second comfortable double bedroom, a simple yet stylish bathroom and useful hallway storage. Modern insulation standards, gas central heating and high performance glazing have resulted in a very good energy-efficiency rating. Two of the local primary schools are Ofsted-rated 'Outstanding' and the nearby secondary school is also well-thought-of. Services from the railway station run between Tattenham Corner and London Bridge with numerous connections available at Purley/East Croydon. For scenic outside space, Farthing Downs is close by and the Surrey Hills within easy reach.

Tenure: Leasehold (125 years from 2016).

Minimum Share: 50% (£175,000).

Shared Ownership Rent: £386.34 per month (subject to annual review).

Service Charge: £163.94 per month (subject to annual review).

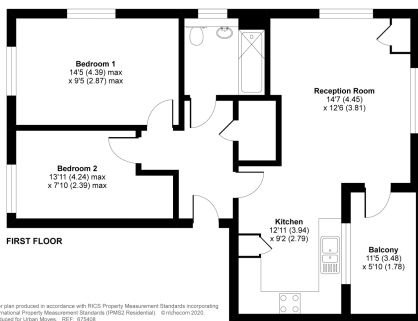
Guideline Minimum Income: Dual £43,700 | Single £48,900 (based on minimum share and 10% deposit).

Council Tax: Band D, London Borough of Croydon. 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). There is no parking space offered with this property however annual parking passes are available for use in the adjacent station car park.

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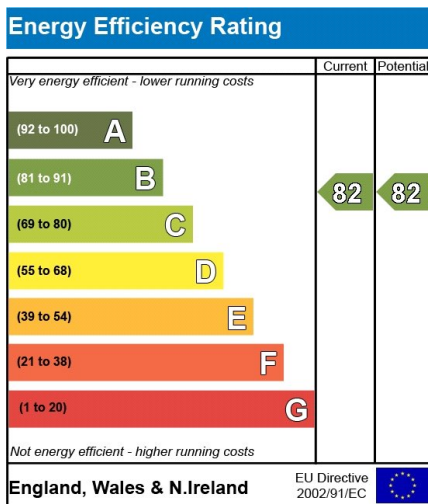
Approximate Area = 685 sq ft / 63.6 sq m
For identification only - Not to scale



Approved
Floor Plans
Floor plan produced in accordance with RICS Property Measurement Standards incorporating
Operational Property Measurement Standards (OPMS) (Revision 1) - 01/03/2020
Prepared for Urban Moves - 02/01/2024

DIMENSIONS

- RECEPTION AREA
14' 7" x 12' 6" (4.45m x 3.81m)
- BALCONY
11' 5" x 5' 10" (3.48m x 1.78m)
- KITCHEN AREA
12' 11" x 9' 2" (3.94m x 2.79m)
- BEDROOM 1
14' 5" max. x 9' 5" max. (4.39m x 2.87m)
- BEDROOM 2
13' 11" max. x 7' 10" max. (4.24m x 2.39m)
- BATHROOM



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.