

£78,000 Shared Ownership

Tennyson Apartments, 1 Saffron Central Square, Croydon, London CR0 2FW



- Guideline Minimum Deposit £7,800
- Fifth Floor (building has a lift)
- Open Plan Kitchen/Reception Room
- Shopping Centres Nearby
- Guideline Income £40.9k dual | £47.2k single
- Approx. 536 Sqft Gross Internal Area
- Communal Heating and Hot Water
- Short Walk from West/East Croydon Stations

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 30% share. Full market value £260,000). A spacious one-bedroom apartment on the fifth floor of a large development which provides residents with an excellent range of facilities including twenty-four-hour concierge service and security, on-site gym, secure cycle storage and a communal roof terrace. The property features full-height windows, an open-plan kitchen/reception room, a generously-sized bedroom and a simple, modern bathroom. The Tennyson Apartments have been built to high insulation standards with an energy-efficient communal system supplying the hot water and underfloor heating. West Croydon Station is just minutes away and East Croydon Station is within easy reach offering services to London Bridge, Victoria, Brighton and Gatwick Airport along with many other destinations. Box Park, The Whitgift and Centrale Shopping Centres are nearby and, for added convenience, there is also a Tesco Express on the ground floor of the building.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 2014).

Minimum Share: 30% (£78,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £484.74 per month (this figure is from April 2024 and subject to annual review).

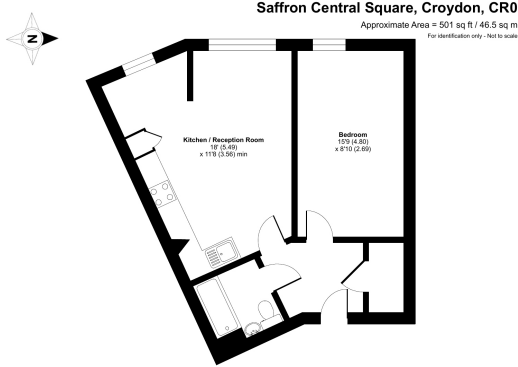
Service Charge: £401.78 per month (this figure is from April 2024 and subject to annual review).

Ground Rent: £250.00 for the year.

Guideline Minimum Income: Dual - £40,900 | Single - £47,200 (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.



Approved Property Measurement Standard (APMS) incorporating PAS 98:2011. Produced by Urban Moves. REF: 572711

DIMENSIONS

FIFTH FLOOR

Entrance Hall

Reception

18' 0" x 11' 8" min. (5.49m x 3.56m)

Kitchen

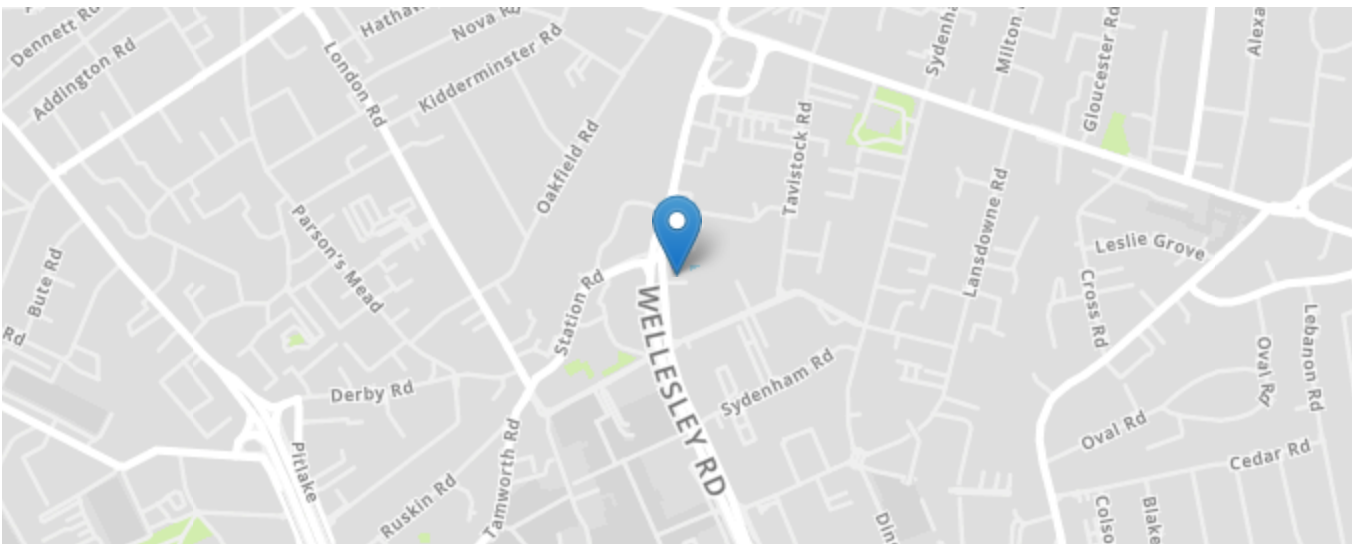
partially included in reception measurement

Bedroom

15' 9" x 8' 10" (4.80m x 2.69m)

Bathroom

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		76	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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.