

£61,250 Shared Ownership

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



- Guideline Minimum Deposit £6,125
- Third Floor (building has a lift)
- Open-Plan Reception/Kitchen
- Shopping Centres Nearby
- Guide Min Income - Dual £39.6k Single £44.4k
- Approx. 502 Sqft Gross Internal Area
- Communal (underfloor) Heating and Hot Water
- Short Walk from West/East Croydon Stations

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £245,000). A modern one-bedroom apartment on the third 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 and a spacious bedroom with matching corner units. 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: 25% (£61,250). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £512.93 per month (subject to annual review).

Service Charge: £401.78 per month (subject to annual review).

Ground Rent: £250.00 per year.

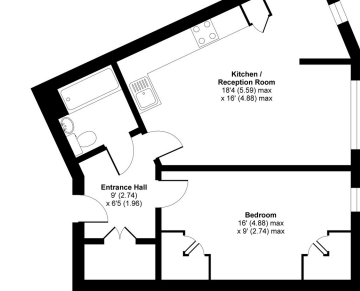
Guideline Minimum Income: Dual - £39,600 | Single - £44,400 (based on minimum share and 10% deposit).

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.

Saffron Central Square, CR0

Approximate Area = 502 sq ft / 47 sq m
For identification only - Not to scale



Certified Property Measurement Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). Produced by Urban Moves. REF: 721432

DIMENSIONS

THIRD FLOOR

Entrance Hall

9' 0" x 6' 5" (2.74m x 1.96m)

Reception

18' 4" max. x 16' max. (5.59m x 4.88m)


Kitchen

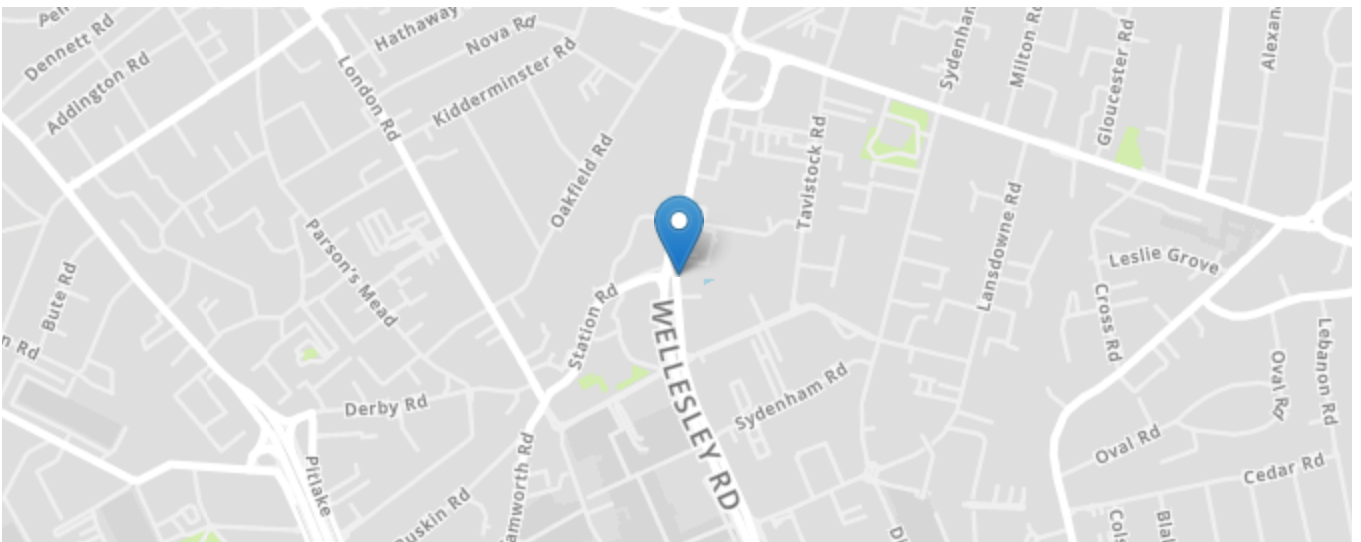
included in reception measurement

Bedroom

16' max. x 9' max. (4.88m x 2.74m)

Bathroom

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	82	82
(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.