

£92,500 Shared Ownership

Orchard Court, 35 Bell Green, London SE26 4EN



- Guideline Minimum Deposit £9,250
- Fourth Floor (building has a lift)
- Open Plan Kitchen/Reception Room
- Secure Parking Space
- Guide Min Income - Dual £48.9k Single £53.8k
- Approx. 796 Sqft Gross Internal Area
- South East Facing Balcony
- Short Walk from Lower Sydenham Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £370,000). This attractively-presented apartment is on the fourth floor and has a large reception room with generously-sized kitchen area and a door which opens onto a south-east-facing balcony. There is a spacious main bedroom with fitted, mirror-fronted wardrobe plus a second, comfortable, double bedroom, a bathroom with limestone-style tiles and a pair of storage/utility cupboards in the entrance hallway. The energy-efficiency rating is very good, thanks to modern insulation standards, double glazing and a communal heating/hot water system. Orchard Court has a gated car park, which includes a space for this property, and Lower Sydenham Station, for rail services to Hayes or into London Bridge/Waterloo East/Charing Cross, is only a short walk away. Sydenham Station (London Overground/Mainline) is also within easy reach.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 2019).

Minimum Share: 25% (£92,500). The housing association will expect that you will purchase the largest share affordable.

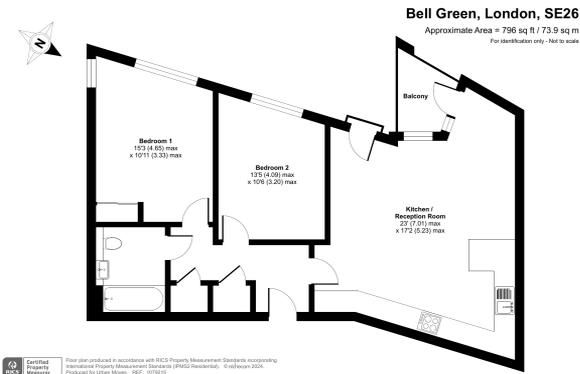
Shared Ownership Rent: £792.58 per month (subject to annual review).

Service Charge: £163.63 per month (subject to annual review).

Guideline Minimum Income: Dual - £48,900 | Single - £53,800 (based on minimum share and 10% deposit).

Council Tax: Band C, London Borough of Lewisham. 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).



DIMENSIONS

FOURTH FLOOR

Entrance Hallway

Reception

23' 0" max. x 17' 2" max. (7.01m x 5.23m)

Balcony

Kitchen

included in reception measurement

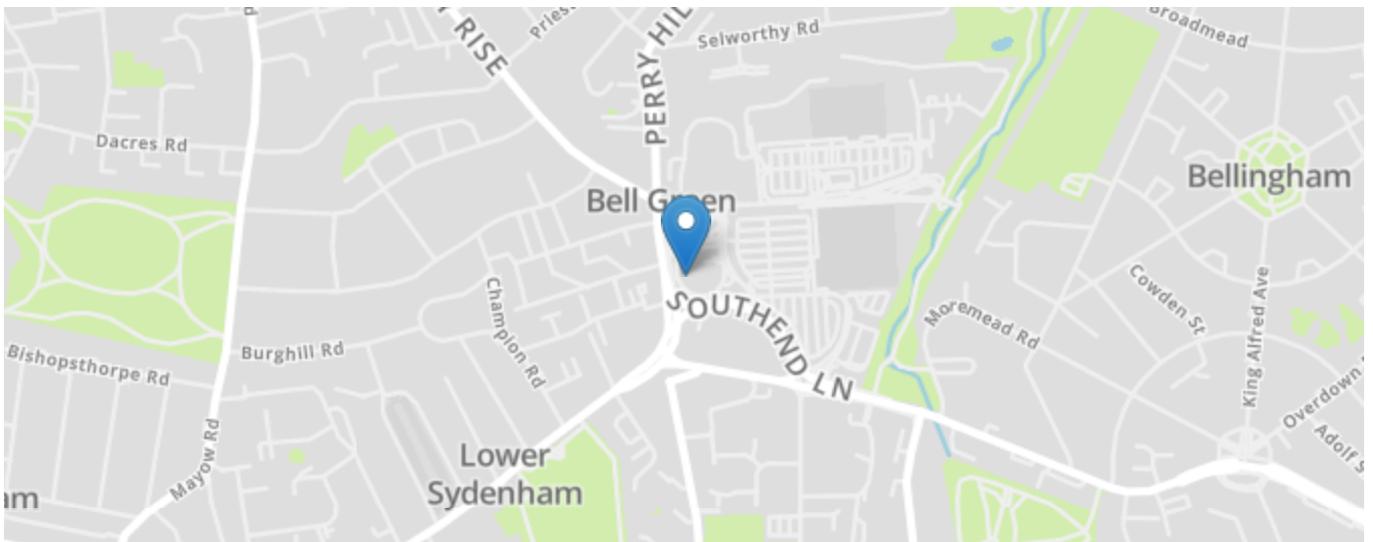
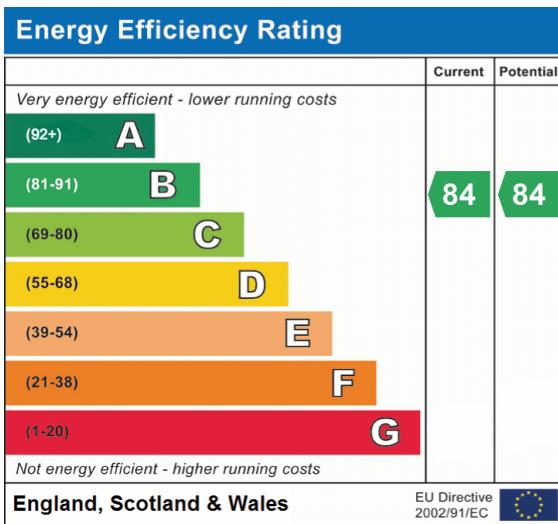
Bedroom 1

15' 3" max. x 10' 11" max. (4.65m x 3.33m)

Bedroom 2

13' 5" max. x 10' 6" max. (4.09m x 3.20m)

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.