

£136,500 Shared Ownership

Megan Court, 29 Pomeroy Street, London SE14 5BW



- Guideline Minimum Deposit £13,650
- Top Floor (third, building has a lift)
- High Performance Glazing
- Balcony Overlooking Communal Courtyard
- Guide Min Income - Dual £51.9k Single £59.2k
- Approx. 558 Sqft Gross Internal Area
- Open Plan Kitchen/Reception Room
- Short Walk from Queens Road Peckham Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £390,000). This spacious and stylishly-presented, top-floor apartment features a generously-sized reception room with sleek, open-plan kitchen area and a door that leads out onto a courtyard (west) facing balcony. The bedroom includes a built-in wardrobe, there is a smart, modern bathroom and a storage/utility cupboard has been provided in the entrance hallway. Well insulated walls and roof, high performance glazing and gas central heating make for a very good energy-efficiency rating. Megan Court is set back from the road and has a communal cycle store accessed from the ground-floor lobby. The development is located just a short walk from Queens Road Peckham Station.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 2017).

Minimum Share: 35% (£136,500). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £767.80 per month (subject to annual review).

Service Charge: £47.20 per month (subject to annual review).

Ground Rent: £250.00 for the year.

Guideline Minimum Income: Dual - £51,900 | Single - £59,200 (based on minimum share and 10% deposit).

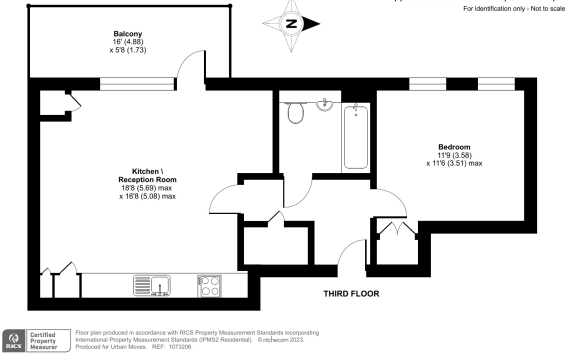
Council Tax: Band B, London Borough of Lewisham. Priority is given to applicants living and/or working in this local authority.

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). There is no parking space offered with this property.

DIMENSIONS

Pomero Street, London, SE14

Approximate Area = 556 sq ft / 51.8 sq m
For identification only - Not to scale



THIRD FLOOR

Entrance Hallway

Reception Room

18' 8" max. x 16' 8" max. (5.69m x 5.08m)

Balcony

16' 0" x 5' 8" (4.88m x 1.73m)

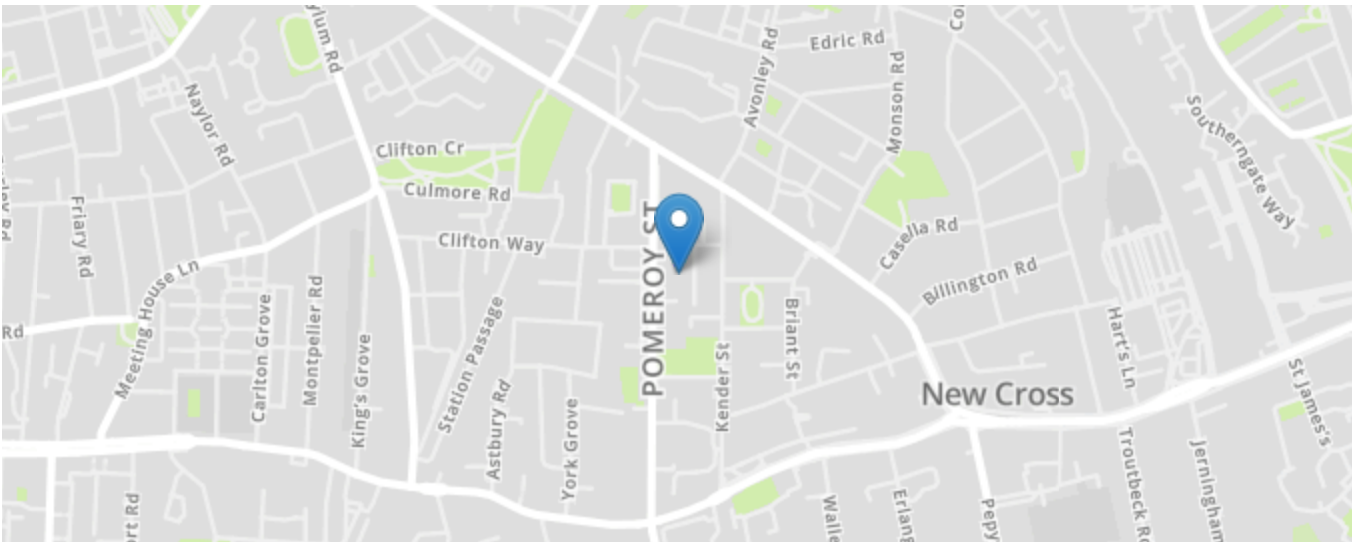
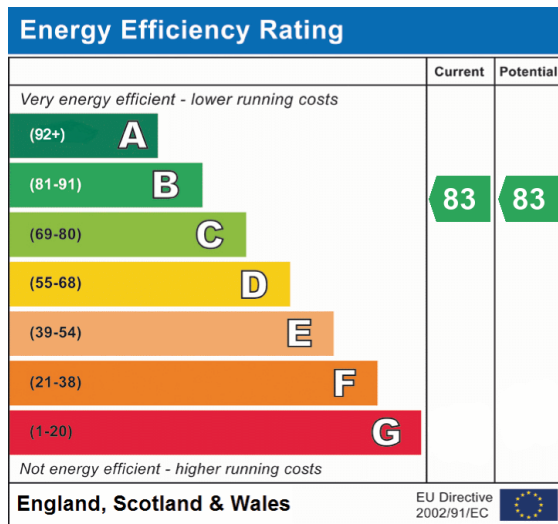
Kitchen

included in reception measurement

Bathroom

Bedroom

11' 9" x 11' 6" max. (3.58m x 3.51m)



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.