

## £69,000 Shared Ownership

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



- Guideline Minimum Deposit £6,900
- Eighth Floor (building has a lift)
- Open Plan Kitchen/Reception Room
- Shopping Centres Nearby
- Guide Min Income - Dual £39.5k Single £45.8k
- Approx. 518 Sqft Gross Internal Area
- Communal Heating and Hot Water System
- Short Walk from West/East Croydon Stations

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 30% share. Full market value £230,000). This smartly-presented apartment is on the eighth 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 spacious bedroom and stylish 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% (£69,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £502.68 per month (this figure is from April 2024 and subject to annual review).

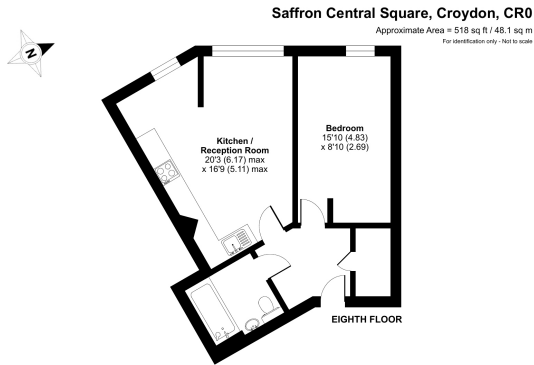
**Service Charge:** £401.78 per month (this figure is from April 2024 and subject to annual review).

**Ground Rent:** £250.00 for the year.

**Guideline Minimum Income:** Dual - £39,500 | Single - £45,800 (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 by NICE  
This plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) (2018/2019) - 1st Edition 2021  
Produced by Urban Moves - REF: 108642

## DIMENSIONS

### EIGHTH FLOOR

**Entrance Hall**

**Bathroom**

**Reception**


20' 3" max. x 16' 9" max. (6.17m x 5.11m)

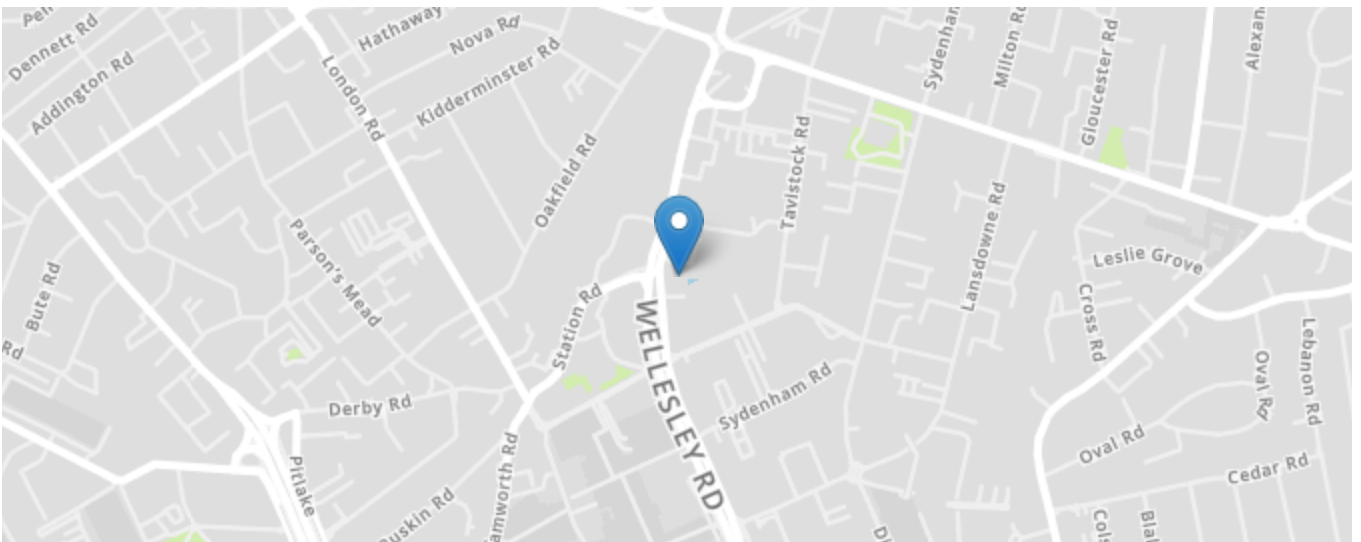
**Kitchen**

included in reception measurement

**Bedroom**

15' 10" x 8' 10" (4.83m x 2.69m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	<b>83</b>	<b>83</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		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.