

£93,150 Shared Ownership

Aurora House, 335-337 Bromley Road London SE6 2RP



- Guideline Minimum Deposit £9,315
- Fifth Floor with Large Terrace
- High Performance Glazing
- Gas Central Heating
- Guide Min Income - Dual £34.6k Single £40.8k
- Approx. 548 Sqft Gross Internal Area
- Open-Plan Kitchen/Reception Room
- Short Walk from Bellingham Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 27% share. Full market value £345,000). A great chance to buy a top-floor apartment with large, private roof terrace. The property features a spacious, dual-aspect reception room with open plan kitchen as well access to the terrace and to an additional balcony. There is a good-sized bedroom, a simple, modern bathroom and some useful hallway storage. Well insulated walls and roof, high performance glazing and gas central heating have resulted in a very good energy-efficiency rating. Bellingham Railway Station, which provides Thameslink services between Sevenoaks and London Blackfriars, is only a short walk away.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 2013).

Minimum Share: 27% (£93,150). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £549.20 per month (subject to annual review).

Service Charge: £90.40 per month (subject to annual review).

Ground Rent: £200.00 for the year.

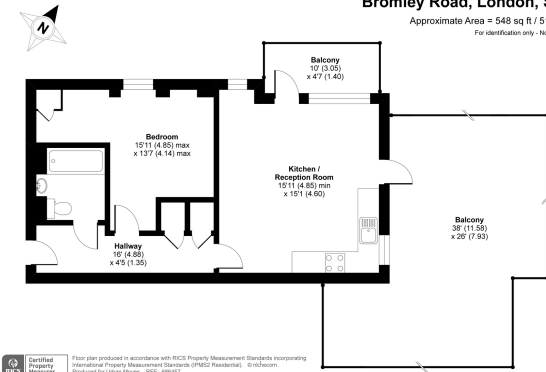
Guideline Minimum Income: Dual - £34,600 | Single - £40,800 (based on minimum share and 10% deposit).

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.

Bromley Road, London, SE6

Approximate Area = 548 sq ft / 51 sq m
For identification only - Not to scale



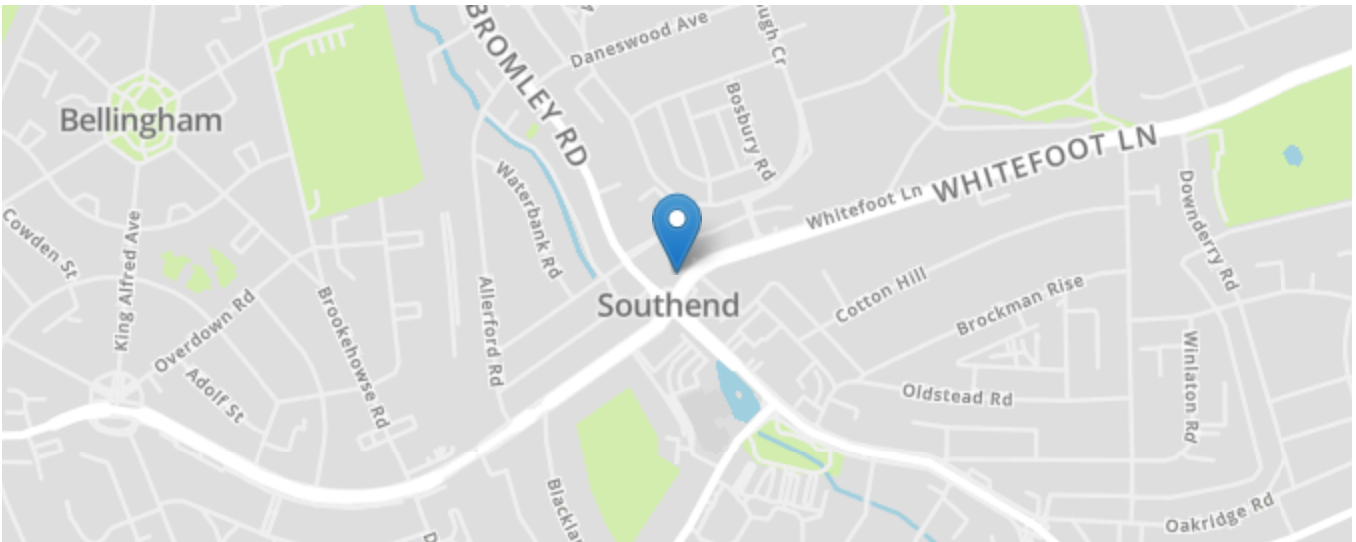
Certified Property Measurement Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) (Residential) - Groundwork. Produced for Urban Moves. REF: 88947

DIMENSIONS

FIFTH FLOOR

- Entrance Hallway**
16' 0" x 4' 5" (4.88m x 1.35m)
- Reception**
15' 11" min. x 15' 1" (4.85m x 4.60m)
- Terrace**
approximately 38' x 26' (11.58m x 7.93m)
- Balcony**
10' x 4' 7" (3.05m x 1.40m)
- Kitchen**
included in reception measurement
- Bedroom**
15' 11" max. x 13' 7" max. (4.85m x 4.14m)
- Bathroom**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		81	83
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.