

## Argo House - Price List Shared Ownership

180 Ilderton Road/Penarth Street, SE15 1NT

Published 21/03/2024

Availability	Plot	Address	Floor	Gross Internal Area (m <sup>2</sup> )	Gross Internal Area (ft <sup>2</sup> )	Private Outdoor Space	Full Market Value [1]	Minimum Share %	Minimum Share Value [2]	Minimum Deposit (5%)	Monthly Rent (2.75%) [3]	Estimated Monthly Mortgage [4]	Estimated Monthly Service Charge [5]	Estimated Total Monthly Costs
<b>1 Bedroom Apartments</b>														
AVAILABLE	01.10	Flat 5, Argo House, 16 Penarth Street	1st	50	538	West Facing Terrace	£360,000	30%	£108,000	£5,400	£577.50	£615.14	£113.33	£1,305.97
AVAILABLE	01.13	Flat 2, Argo House, 16 Penarth Street	1st	51	549	East Facing Balcony	£360,000	30%	£108,000	£5,400	£577.50	£615.14	£113.41	£1,306.05
AVAILABLE	02.10	Flat 12, Argo House, 16 Penarth Street	2nd	50	538	West Facing Balcony	£365,000	30%	£109,500	£5,475	£585.52	£623.68	£113.33	£1,322.53
AVAILABLE	04.10	Flat 26, Argo House, 16 Penarth Street	4th	50	538	West Facing Balcony	£375,000	30%	£112,500	£5,625	£601.56	£640.77	£113.33	£1,355.66
AVAILABLE	05.14	Flat 28, Argo House, 16 Penarth Street	5th	50	538	West Facing Balcony	£380,000	30%	£114,000	£5,700	£609.58	£649.31	£113.33	£1,372.23
AVAILABLE	05.10	Flat 32, Argo House, 16 Penarth Street	5th	50	538	West Facing Balcony	£380,000	30%	£114,000	£5,700	£609.58	£649.31	£113.33	£1,372.23
AVAILABLE	06.09	Flat 39, Argo House, 16 Penarth Street	6th	52	560	West Facing Balcony	£387,500	30%	£116,250	£5,813	£621.61	£662.13	£113.33	£1,397.07
AVAILABLE	07.03	Flat 44, Argo House, 16 Penarth Street	7th	50	538	West Facing Balcony	£390,000	30%	£117,000	£5,850	£625.63	£666.40	£113.33	£1,405.36

#Wheelchair adaptable unit

**IMPORTANT INFORMATION - PLEASE READ CAREFULLY**

[1] Prices are based on market valuation carried out by an Independent RICS Valuer every 3 months.

[2] Applicants will be required to purchase the maximum share they are able to afford as determined by an independent financial advisor.

[3] Rent is based on 2.75% of the unsold share. Rent increases annually and effective from 1st April each year based on the terms set out in the lease. Please ensure you discuss this with your solicitor and factor in future rent increases into your budgets.

[4] Mortgage rate is based on a 95% repayment loan over 30 years with interest rate of 6% (this assumes you will be paying a 5% deposit). Eligibility criteria apply.

[5] Service charge figures are estimates based on information provided to us by the developers and managing agents. Service charges are reviewed annually and are effective from 1st April each year. Service charge will increase year on year. You are recommended to factor in any **YOUR HOME IS AT RISK IF YOU FAIL TO KEEP UP THE REPAYMENTS ON YOUR RENT OR MORTGAGE.**

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<b>2 Bedroom Apartments</b>														
RESERVED	01.14	Flat 1, Argo House, 16 Penarth Street												
<b>SHOW HOME</b>	01.11#	Flat 4, Argo House, 16 Penarth Street	1st	77	829	East Facing Balcony	£475,000	30%	£142,500	£7,125	£761.98	£811.64	£141.45	£1,715.07
AVAILABLE	02.12	Flat 10, Argo House, 16 Penarth Street	2nd	72	775	East Facing Balcony	£470,000	30%	£141,000	£7,050	£753.96	£803.10	£141.45	£1,698.51
AVAILABLE	03.11#	Flat 18, Argo House, 16 Penarth Street	3rd	77	829	East Facing Balcony	£485,000	30%	£145,500	£7,275	£778.02	£828.73	£141.45	£1,748.20
AVAILABLE	04.11#	Flat 25, Argo House, 16 Penarth Street	4th	77	829	East Facing Balcony	£490,000	30%	£147,000	£7,350	£786.04	£837.27	£141.45	£1,764.76
AVAILABLE	05.12	Flat 30, Argo House, 16 Penarth Street	5th	72	775	East Facing Balcony	£485,000	30%	£145,500	£7,275	£778.02	£828.73	£141.45	£1,748.20
AVAILABLE	05.11#	Flat 31, Argo House, 16 Penarth Street	5th	77	829	East Facing Balcony	£495,000	30%	£148,500	£7,425	£794.06	£845.82	£141.45	£1,781.33
AVAILABLE	06.12	Flat 36, Argo House, 16 Penarth Street	6th	72	775	East Facing Balcony	£490,000	30%	£147,000	£7,350	£786.04	£837.27	£141.45	£1,764.76
AVAILABLE	07.05	Flat 42, Argo House, 16 Penarth Street	7th	72	775	East Facing Balcony	£495,000	30%	£148,500	£7,425	£794.06	£845.82	£141.45	£1,781.33
RESERVED	07.04	Flat 43, Argo House, 16 Penarth Street												
<b>3 Bedroom Apartments</b>														
AVAILABLE	04.13	Flat 23, Argo House, 16 Penarth Street	4th	75	807	East Facing Balcony	£515,000	25%	£128,750	£6,438	£885.16	£733.33	£176.55	£1,795.03
AVAILABLE	05.13	Flat 29, Argo House, 16 Penarth Street	5th	75	807	East Facing Balcony	£520,000	25%	£130,000	£6,500	£893.75	£740.44	£176.55	£1,810.74
AVAILABLE	06.13	Flat 35, Argo House, 16 Penarth Street	6th	75	807	East Facing Balcony	£530,000	25%	£132,500	£6,625	£910.94	£754.68	£176.55	£1,842.17

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