

£90,000 Shared Ownership

Watney Close, Purley, London CR8 4BS



- Guideline Minimum Deposit £9,000
- First Floor
- Semi-Open-Plan Kitchen/Reception Room
- Parking Space
- Guide Min Deposit Dual £34.1k | Single £40.4k
- Approx. 503 Sqft Gross Internal Area
- Attractive Communal Grounds
- Minutes from Reedham Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £225,000). This modern, first-floor flat has a good-sized reception room with semi-open-plan kitchen. There is a spacious bedroom and a stylish, upgraded bathroom with both large overhead and separate hand-held shower. Well insulated walls and newly installed (2023) double glazing make for a good energy-efficiency rating. The development has pleasant communal gardens, a cycle store and a parking area which includes a space for this flat. Watney Close is also just minutes from Reedham Station and within comfortable walking distance of Purley Station and the surrounding amenities.

Housing Association: Home Group.

Tenure: Leasehold (189 years from 23/08/2007).

Minimum Share: 40% (£90,000).

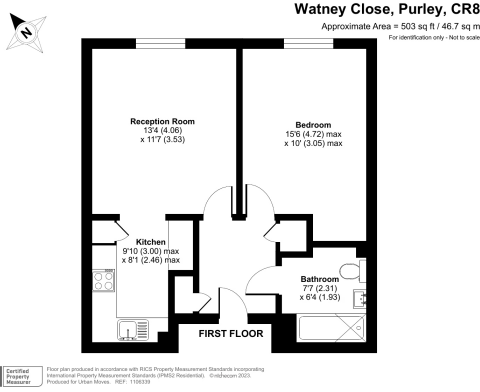
Shared Ownership Rent: £457.60 per month (subject to annual review).

Service Charge: £188.98 per month (subject to annual review).

Guideline Minimum Income: Dual - £34,100 | Single - £40,400 (based on minimum share and 10% deposit).

Council Tax: Band C, 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).



DIMENSIONS

FIRST FLOOR

Entrance Hall

Reception Room

13' 4" x 11' 7" (4.06m x 3.53m)

Kitchen

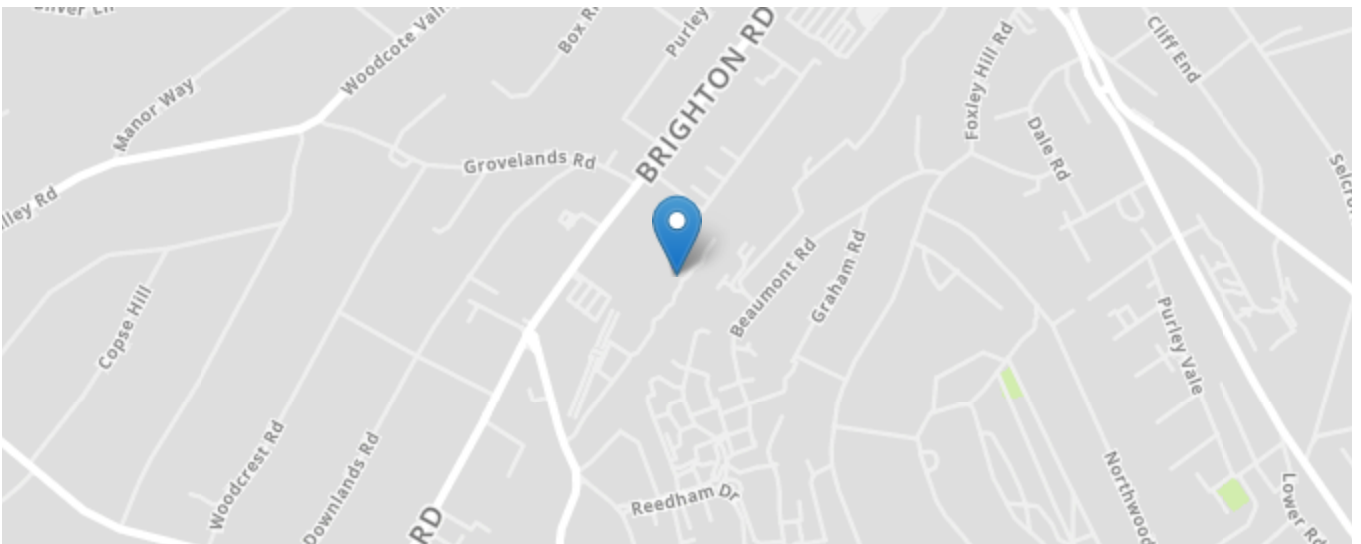
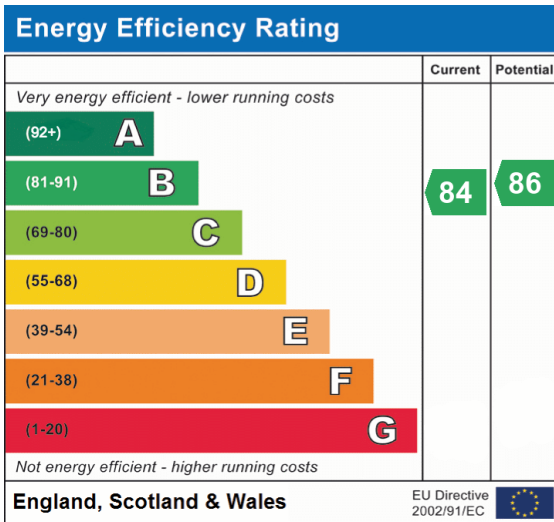
9' 10" max. x 8' 1" max. (3.00m x 2.46m)

Bedroom

15' 6" max. x 10' 0" max. (4.72m x 3.05m)

Bathroom

7' 7" x 6' 4" (2.31m x 1.93m)



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.