

## £130,000 Shared Ownership

Seven Stiles Court, Ranmore Path, Orpington, London BR5 2GY



- Guideline Minimum Deposit £13,000
- Second Floor with Juliette Balcony
- Semi-Open-Plan Kitchen/Reception
- Parking Space
- Guide Min Income Dual £39.4k | Single £45.7k
- Approx. 653 Sqft Gross Internal Area
- Double Glazing and Gas Central Heating
- Short Walk to St Mary Cray Station

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 50% share. Full market value £260,000). A well-proportioned, second-floor flat which features a good-sized reception room with Juliette balcony and semi-open-plan kitchen. There is a spacious main bedroom plus a second, slightly smaller, double bedroom. The energy-efficiency rating is good, thanks to well insulated walls, double glazing and gas central heating. The property comes with use of a parking space plus nearby St. Mary Cray Railway Station provides services to a number of destinations including in to London Victoria/Blackfriars. Nugent Shopping Park and a wide variety of surrounding stores are within easy reach and the National Trust areas of Petts Wood and Hawkwood are also in comfortable walking distance.

**Housing Association:** A2Dominion.

**Tenure:** Leasehold (125 years from 25/05/2007).

**Minimum Share:** 50% (£130,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £389.54 per month (subject to annual review).

**Service Charge:** £158.84 per month (subject to annual review).

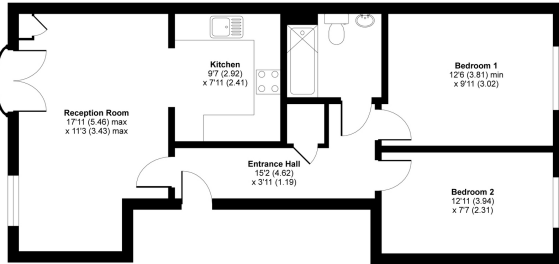
**Guideline Minimum Income:** Dual £39,400 | Single £45,700 (based on minimum share and 10% deposit).

**Council Tax:** Band C, London Borough of Bromley. 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).



Ranmore Path, Orpington, BR5  
Approximate Area = 653 sq ft / 60.7 sq m  
For identification only - Not to scale



Qualified Property Measurement  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © n2b.com Produced for Urban Moves. REF: 100075

## DIMENSIONS

### FIRST FLOOR

**Entrance Hall**  
15' 2" x 3' 11" (4.62m x 1.19m)

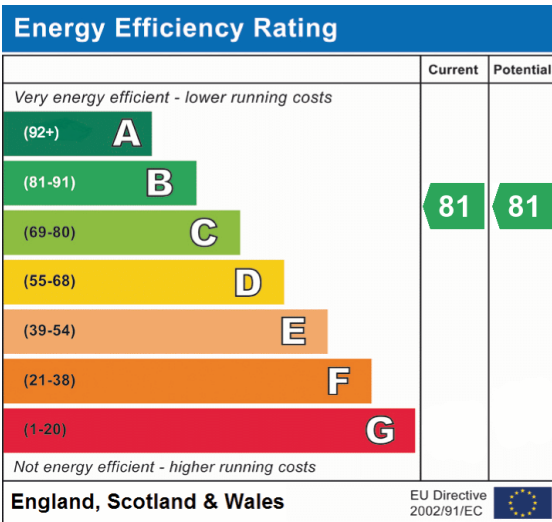
**Reception**  
17' 11" max. x 11' 3" max. (5.46m x 3.43m)

**Kitchen**  
9' 7" x 7' 11" (2.92m x 2.41m)

**Bedroom 1**  
12' 6" min. x 9' 11" (3.81m x 3.02m)

**Bedroom 2**  
12' 11" x 7' 7" (3.94m x 2.31m)

**Bathroom**



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.