

## £137,250 Shared Ownership

Balmoral House, 1 Hadleigh Grove, Coulsdon, London CR5 1DQ



- Guideline Minimum Deposit £13,725
- Ground Floor
- Kitchen Separate from Reception Room
- Parking Space
- Guide Min Income Dual £40.1k | Single £46.3k
- Approx. 724 Sqft Gross Internal Area
- Modern Double Glazing and Gas Central Heating
- Very Close to Coulsdon South Station

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 45% share. Full market value £305,000). This beautifully-presented flat is on the ground floor and features a reception room with large, south-west-facing window plus a small side window. The two bedrooms are also dual-aspect, both are comfortable doubles and one includes a fitted wardrobe. There is an attractive and spacious kitchen and a stylish bathroom. Modern insulation standards, gas central heating and high performance glazing make for a good energy-efficiency rating. The flat comes with use of a parking space with easy access to M25 or, alternatively, Coulsdon South Station (20 mins to London Bridge) is just moments away and Coulsdon Town Station is also within comfortable walking distance. The property is situated within walking distance shops, schools and other local amenities. The property benefits from having access to Marlpit park across the road which features a cafe, and Farthing Downs nature reserve closeby.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 01/02/2013).

**Minimum Share:** 45% (£137,250). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £409.66 per month (subject to annual review).

**Service Charge:** £112.46 per month (subject to annual review).

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

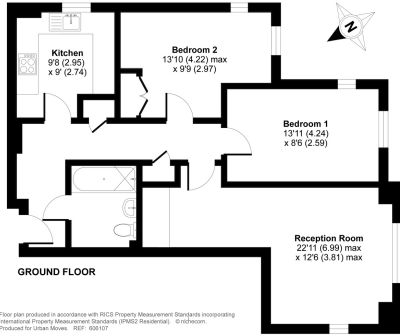
**Guideline Minimum Income:** Dual - £40,100 | Single - £46,300 (based on minimum share and 10% deposit).

**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;

**Hadleigh Grove, Coulsdon, CR5**

Approximate Area = 724 sq ft / 67.2 sq m  
For identification only - Not to scale



Approved Property Measurement  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential - 01/2018  
Produced for Urban Moves REF: 000107

**DIMENSIONS**

**GROUND FLOOR**

**Entrance Hallway**

**Kitchen**  
9' 8" x 9' 0" (2.95m x 2.74m)

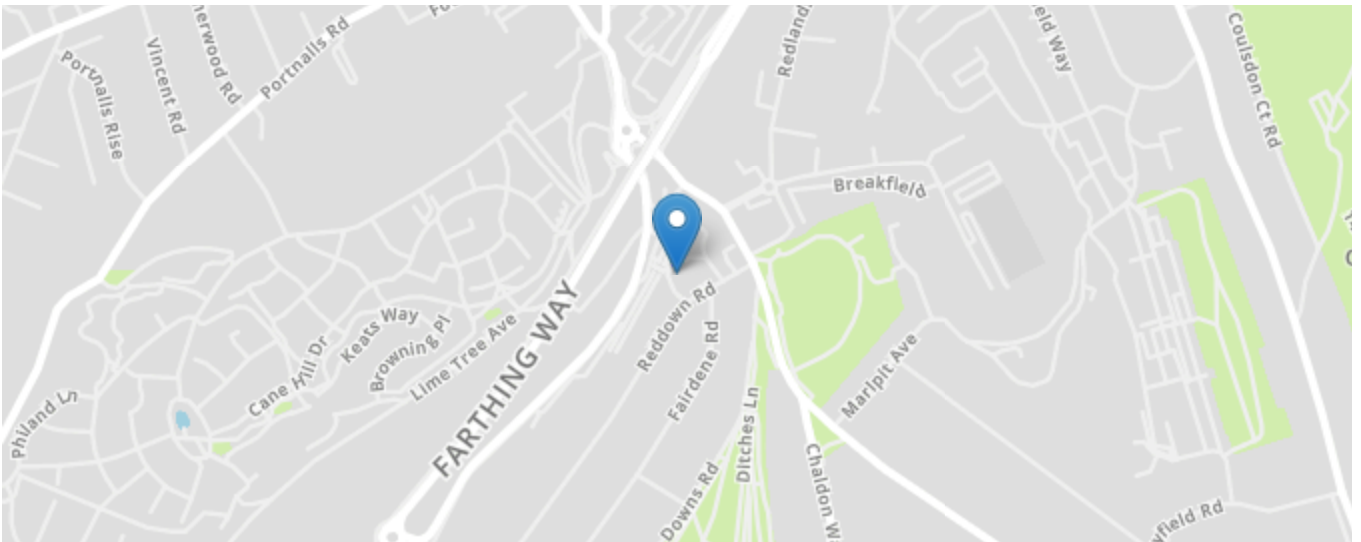
**Bedroom 2**  
13' 10" max. x 9' 9" max. (4.22m x 2.97m)

**Bedroom 1**  
13' 11" x 8' 6" (4.24m x 2.59m)

**Reception Room**  
22' 11" max. x 12' 6" max. (6.99m x 3.81m)

**Bathroom**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>78</b>	<b>78</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.