

## £155,000 Shared Ownership

Bensham Lane, Croydon, London CRO 2RU



- Guideline Minimum Deposit £15,500
- Top Floor (Seventh, building has a lift)
- Open Plan Kitchen/Reception Room
- Parking Space
- Guide Min Income Dual £48.7k | Single £55.8k
- Approx. 783 Sqft Gross Internal Area
- Bathroom plus En-Suite Shower Room
- Short Walk to West Croydon Station

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 50% share. Full market value £310,000). A spacious apartment on the top floor of this modern development. The property has a thirty-foot reception room with open-plan kitchen. Floor to ceiling windows plus a small balcony offer a far-reaching and unobstructed view of the surrounding area. There is a large bedroom with en-suite shower room plus a good-sized second double bedroom, a main bathroom and a pair of storage/utility cupboards in the entrance hallway. Well insulated walls and roof, high performance glazing and gas central heating help to achieve a very good energy-efficiency rating. There are shops on London Road plus many more at the nearby Whitgift and Centrale Shopping Centres. Bensham Lane is only a short walk from West Croydon Station and East Croydon is also within easy reach. The apartment further benefits from a space in the gated car park.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 01/06/2015).

**Minimum Share:** 50% (£155,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £507.22 per month (subject to annual review).

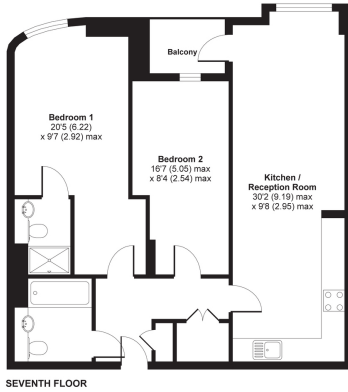
**Service Charge:** £129.80 per month (subject to annual review).

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

**Guideline Minimum Income:** Dual - £48,700 | Single - £55,800 (based on minimum share and 10% deposit).

**Council Tax:** Band D, 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

### SEVENTH FLOOR

#### Entrance Hallway

**Reception**  
30' 2" max. x 9' 8" max. (9.19m x 2.95m)

#### Balcony

**Kitchen**  
included in reception measurement

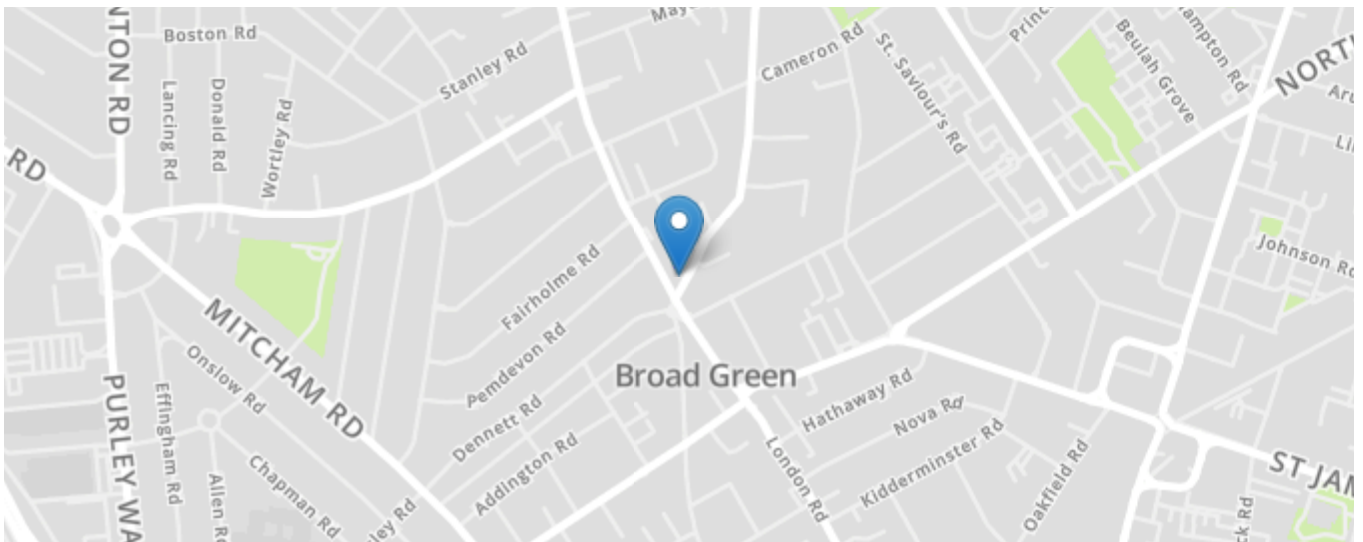
**Bedroom 1**  
20' 5" x 9' 7" max. (6.22m x 2.92m)

#### En-Suite Shower Room

**Bedroom 2**  
16' 7" max. x 8' 4" max. (5.05m x 2.54m)

#### Bathroom

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	<b>86</b>	<b>86</b>
(69-80)	<b>C</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.