

£93,250 Shared Ownership

Orchard Court, 35 Bell Green, London SE26 4EN



- Guideline Minimum Deposit £9,325
- Third Floor (building has a lift)
- Open Plan Kitchen/Reception Room
- Secure Underground Parking Space
- Guide Min Income Dual £47k | Single £53.8k
- Approx. 803 Sqft Gross Internal Area
- Balcony plus Three Juliette Balconies
- Short Walk from Lower Sydenham Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £373,000). This spacious, smartly-presented apartment is on the third floor and features a reception room with attractive, open-plan kitchen area and a door leading out onto the south-facing balcony. The two bedrooms are generously-sized doubles, one includes a bank of fitted wardrobes and the other features a Juliette balcony. There is a pair of hallway storage/utility cupboards and a bathroom with stylish, limestone-style tiles. Well insulated walls, modern double glazing and a communal heating/hot water system make for a very good energy-efficiency rating. The apartment comes with use of an allocated space in the gated, underground car park plus Lower Sydenham Station, for services out to Hayes or in to London Bridge/Waterloo East/Charing Cross, is only a short walk away. Sydenham Station (London Overground/Mainline) is also within easy reach.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 30/08/2019).

Minimum Share: 25% (£93,250). The housing association will expect that you will purchase the largest share affordable.

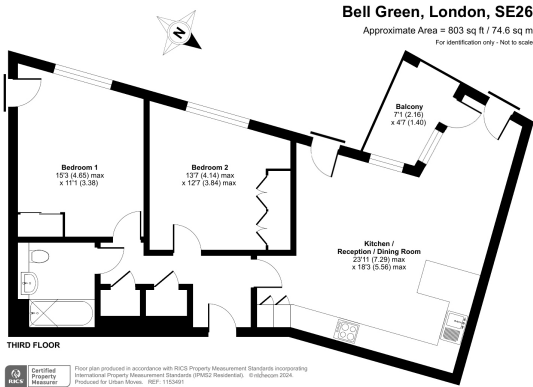
Shared Ownership Rent: £787.02 per month (subject to annual review).

Service Charge: £163.63 per month (subject to annual review).

Guideline Minimum Income: Dual - £47,000 | Single - £53,800 (based on minimum share and 10% deposit).

Council Tax: Band C, London Borough of Lewisham. 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

THIRD FLOOR

Entrance Hallway

Reception

23' 11" max. x 18' 3" max. (7.29m x 5.56m)

Kitchen

included in reception measurement

Balcony

7' 1" x 4' 7" (2.16m x 1.40m)

Bedroom 1

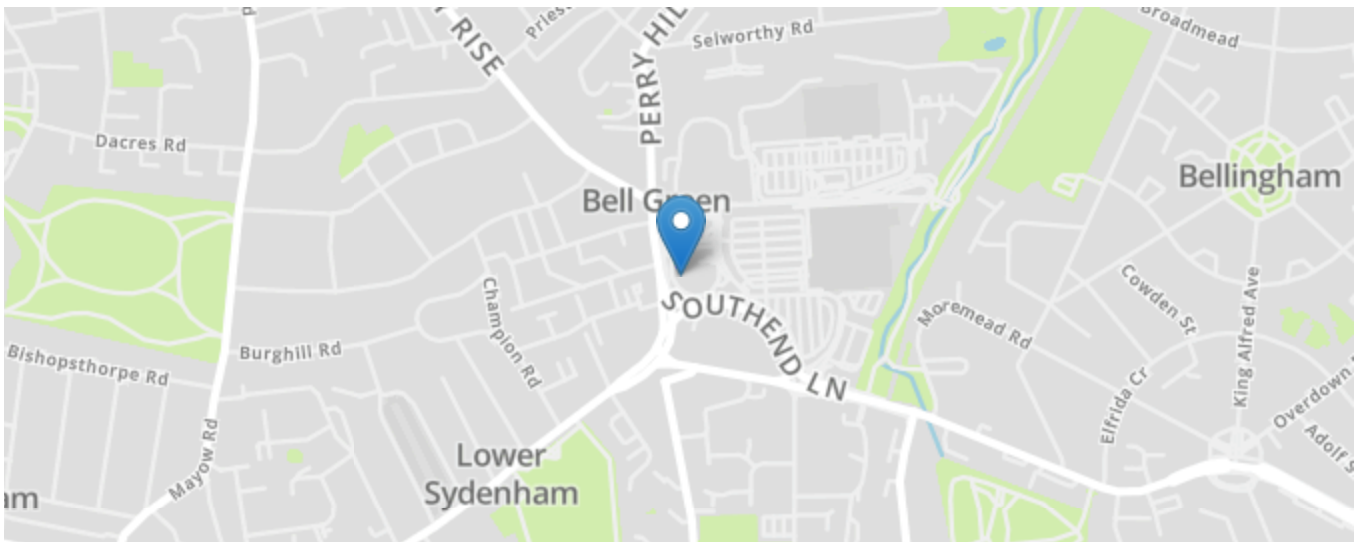
15' 3" max. x 11' 1" (4.65m x 3.38m)

Bedroom 2

13' 7" max. x 12' 7" max. (4.14m x 3.84m)

Bathroom

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	83	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		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.