

## £155,000 Shared Ownership

Buckstone Apartments, 140 Blackfriars Road, London SE1 8BW



- Guideline Minimum Deposit £15,500
- Second Floor (building has a lift)
- Full Width Private Terrace
- Short Walk to Waterloo/Southwark
- Guide Min Income Dual £67.6k | Single £78k
- Approx. 582 Sqft Gross Internal Area
- Very Good Energy-Efficiency Rating
- Easy Access to Many Central Locations

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £620,000). A great chance to buy a shared ownership apartment in such a central and desirable location. The generously-sized, one-bedroom property is on the second floor and has a twenty-five-foot reception room with attractive, herringbone flooring and a sleek, open-plan kitchen area. A large sliding door leads out onto a full-width, rear (east) facing terrace. The spacious bedroom also allows access to the terrace and includes a fitted, mirror-fronted wardrobe. Useful, additional, built-in storage has been provided in the entrance hallway and there is a stylish and high-spec bathroom. This impressive, modern development is close to Waterloo and Southwark Stations and the curve in the Thames means that a considerable stretch of both the south and north banks of the river are within comfortable walking distance. Well-insulated walls, high performance glazing and a communal heating/hot water system make for a very good energy-efficiency rating. Buckstone Apartments has a very smart entrance and communal areas. Residents can enjoy use of a 24-hour concierge service, secure basement cycle storage and a communal terrace (which is also on the second floor).

**Housing Association:** Clarion.

**Term:** Leasehold (125 years from 01/06/2017).

**Minimum Share:** 25% (£155,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £820.08 per month (subject to annual review).

**Service Charge:** £289.24 per month (subject to annual review).

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

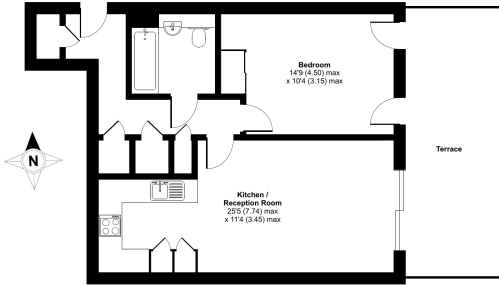
**Guideline Minimum Income:** Dual - £67,600 | Single - £78,000 (based on minimum share and 10% deposit).

**Council Tax:** Band D, London Borough of Southwark. 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). There is no parking space offered with this property.

**Blackfriars Road, London, SE1**

Approximate Area = 582 sq ft / 54.1 sq m  
For identification only - Not to scale



Certified Property Measurement Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). Produced by Urban Moves. REF: 117337

## DIMENSIONS

### SECOND FLOOR

#### Entrance Hallway

#### Reception

25' 5" max. x 11' 4" max. (7.75m x 3.45m)

#### Kitchen

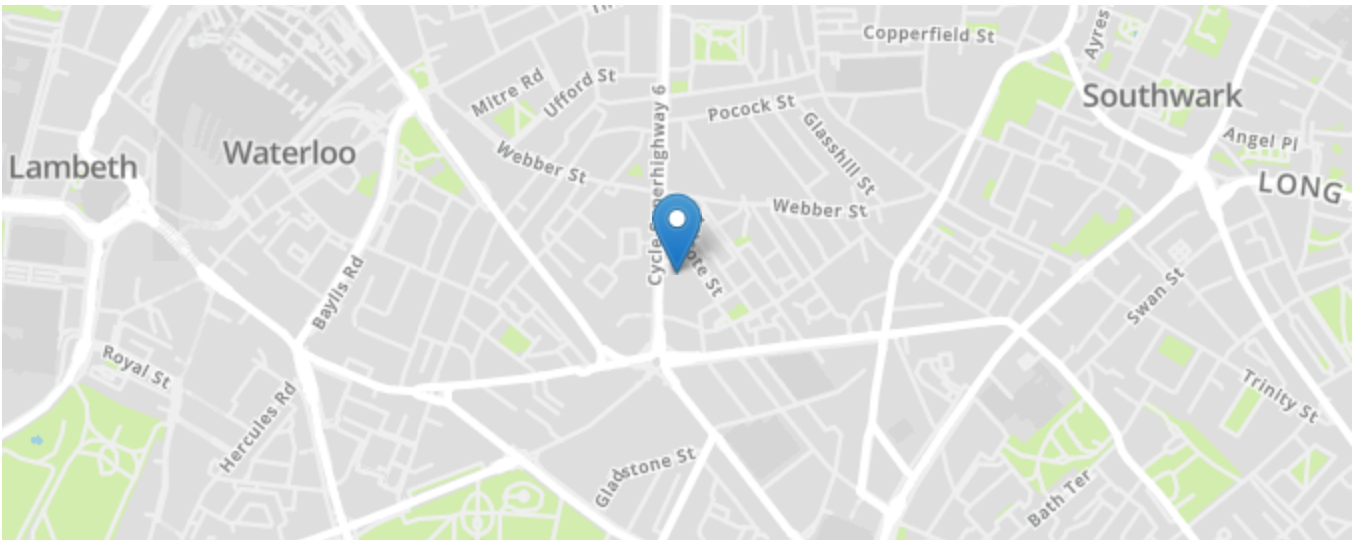
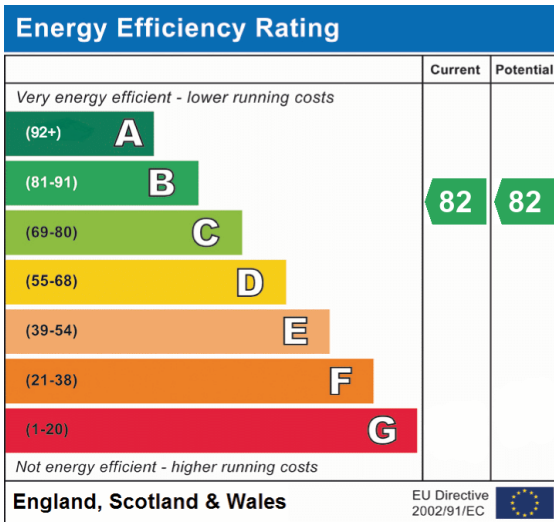
included in reception measurement

#### Bedroom

14' 9" max. x 10' 4" max. (4.50m x 3.15m)

#### Bathroom

#### Terrace



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.