

£155,250 Shared Ownership

Sandringham House, 2 Reddown Road, Coulsdon, London CR5 1EU



- Guideline Minimum Deposit £15,525
- Ground Floor
- Open Plan Kitchen/Reception Room
- Parking Space
- Guide Min Income Dual £44.1k | Single £50.3k
- Approx. 722 Sqft Gross Internal Area
- Modern Double Glazing and Gas Central Heating
- Minutes from Coulsdon South Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 45% share. Full market value £345,000). This smartly-presented flat forms part of the ground floor of a small development built approximately ten years ago. There is a spacious reception/dining room with sleek, open-plan kitchen area. There is a seventeen-foot main bedroom with fitted wardrobe plus a generously-sized second double bedroom and a bathroom with mosaic detailing. Well insulated walls, modern double glazing and gas central heating make for a good energy-efficiency rating. To the rear of the property there is a communal garden and a secure bike shed. The flat comes with a parking space plus Coulsdon South Station is just moments away. Coulsdon Town Station is also within comfortable walking distance or brief cycle ride.

Housing Association: Clarion.

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

Minimum Share: 45% (£155,250). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £406.34 per month (subject to annual review).

Service Charge: £111.79 per month (subject to annual review).

Ground Rent: £250.00 for the year.

Guideline Minimum Income: Dual - £44,100 | Single - £50,300 (based on minimum share and 10% deposit).

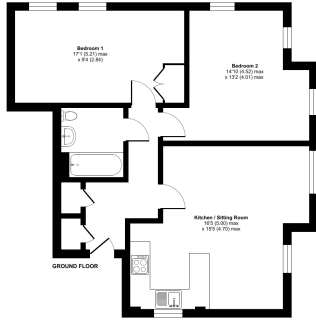
Council Tax: Band C, London Borough of Croydon. Priority is given to applicants living and/or working in this local authority.

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; 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).



Reddown Road, Coulsdon, CR5

Approximate Area = 722 sq ft / 67 sq m
For information only - Not to scale



Energy Performance Certificate (EPC) information: This plan produced in accordance with RICS Property Measurement Standards, incorporating International Property Measurement Standards (IPMS) Measurement, 1st Edition 2018. Produced by Urban Moves. REF: 1108786

DIMENSIONS

GROUND FLOOR

Entrance Hallway

Reception

16' 5" max. x 15' 5" max. (5.00m x 4.70m)

Kitchen

included in reception measurement

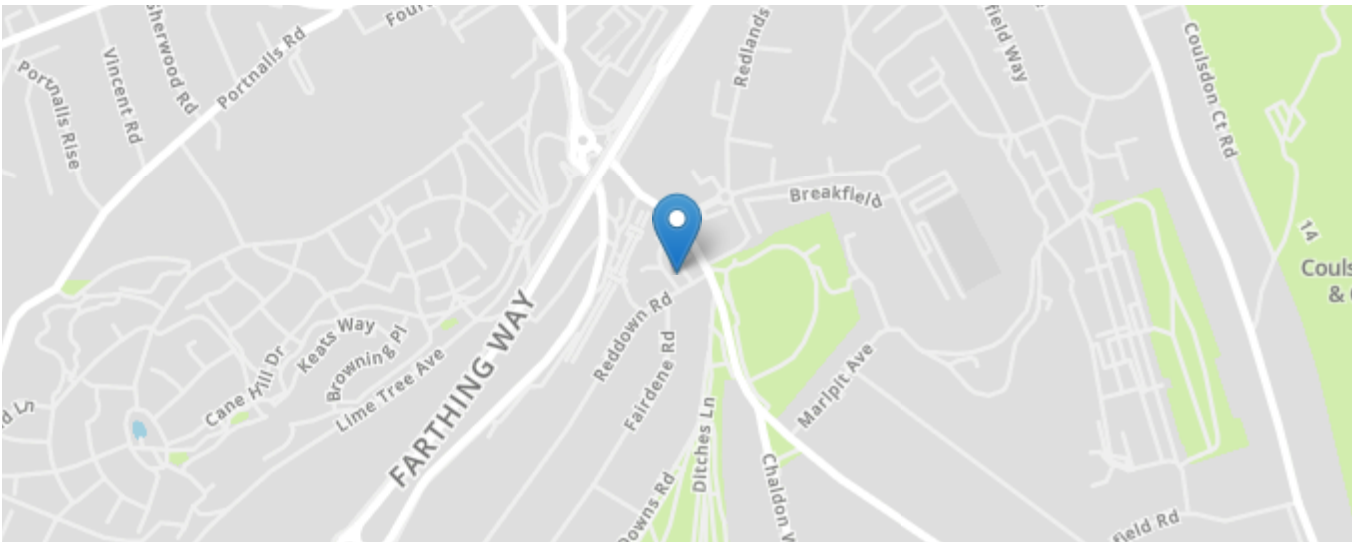
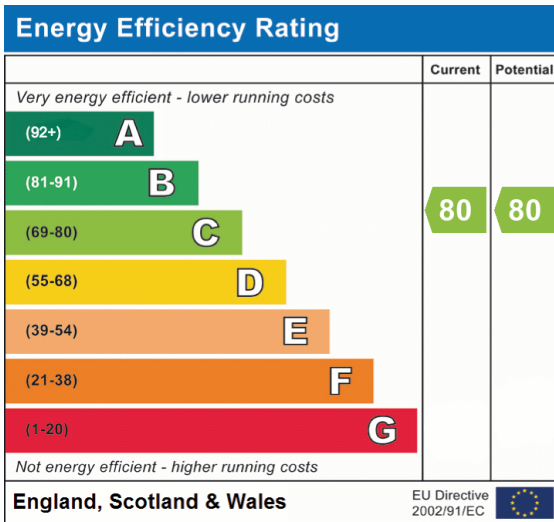
Bedroom 1

17' 1" max. x 9' 4" (5.21m x 2.84m)

Bedroom 2

14' 10" max. x 13' 2" max. (4.52m x 4.01m)

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.