

£100,000 Shared Ownership

Ferndale Crescent, Carshalton, Surrey SM5 2FG



- Guideline Minimum Deposit £10,000
- Third Floor (building has a lift)
- Open Plan Kitchen/Reception Room
- Communal Parking
- Guide Min Income Dual £26.1k | Single £32.3k
- Approx. 460 Sqft Gross Internal Area
- Balcony
- Walking Distance to Hackbridge/Carshalton Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £250,000). This smartly-presented flat is on the third floor, which is the top floor in that part of the building. Internal features include a reception room with attractive flooring and open-plan kitchen area. A glazed door leads out onto the balcony. The bedroom is quite spacious, and there is a pristine bathroom with a combination of plain white and decorative tiles. A fitted storage/utility cupboard has been provided in the entrance hallway and well insulated walls, modern double glazing and a communal heating/hot water system make for a good energy-efficiency rating. The development has communal parking plus Hackbridge and Carshalton Railway Stations are both within walking distance or brief bike ride.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/03/2012).

Minimum Share: 40% (£100,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £289.23 per month (subject to annual review).

Service Charge: £98.25 per month (subject to annual review).

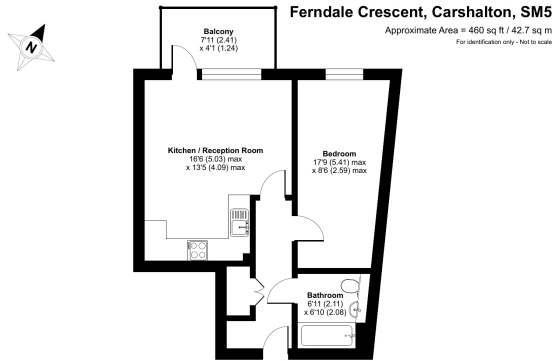
Ground Rent: £75.00 for the year.

Guideline Minimum Income: Dual - £26,100 | Single - £32,300 (based on minimum share and 10% deposit).

Council Tax: Band B, London Borough of Sutton. 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



1 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) Headlines. © Urbanmoves 2024. Produced by Urban Moves. REF: 1215132

THIRD FLOOR

Entrance Hallway

Reception

16' 6" max. x 13' 5" max. (5.03m x 4.09m)

Kitchen

included in reception measurement

Balcony

7' 11" x 4' 1" (2.41m x 1.24m)

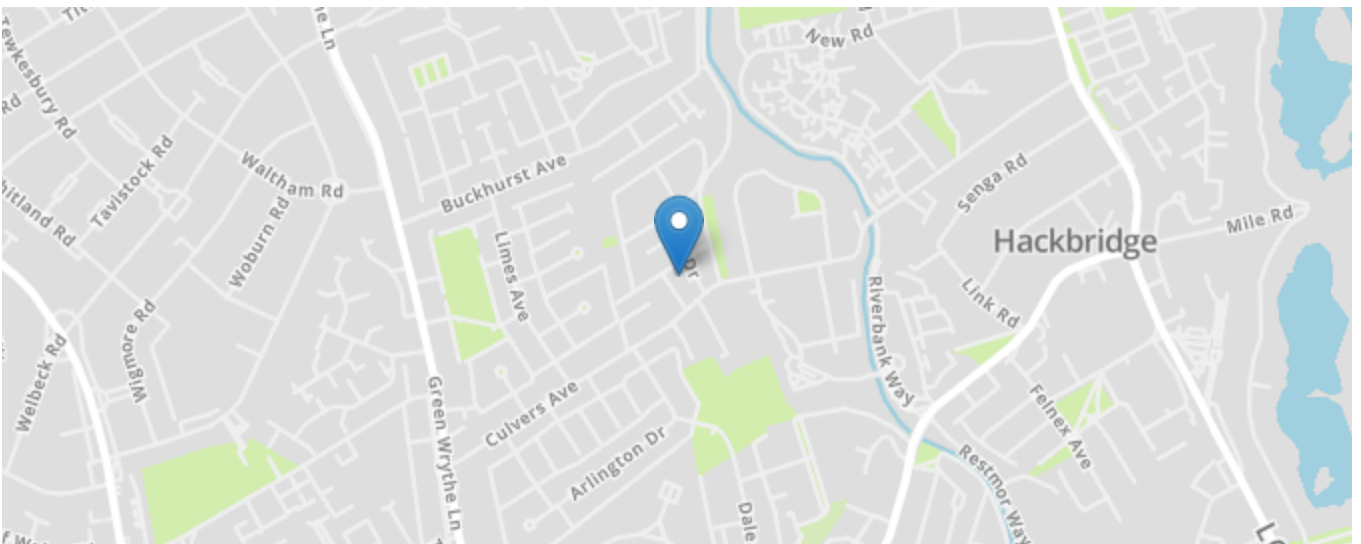
Bedroom

17' 9" max. x 8' 6" max. (5.41m x 2.59m)

Bathroom

6' 11" x 6' 10" (2.11m x 2.08m)

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