

£172,500 Shared Ownership

Montreal House, Surrey Quays Road, London SE16 7AP



- Guide Dual Income £77.4k 10% deposit £17.3k
- First Floor (building has a lift)
- Balcony Overlooking Communal Garden
- Secure Underground Parking Space
- Guide Single Income £89.5 10% deposit £17.3k
- Approx. 759 Sqft Gross Internal Area
- Concierge and Residents' Gym
- Minutes from Canada Water Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 30% share. Full market value £575,000). A spacious apartment within the Maple Quays development. This first-floor property features a semi-open-plan kitchen/reception room with a sliding door that leads out onto a balcony overlooking the communal courtyard. There is a generously-sized entrance hall, a seventeen-foot main bedroom, a second, comfortable, double bedroom and a bathroom large enough to include a separate shower cubicle. Modern insulation standards and a communal heating and hot water system make for a very good energy-efficiency rating. The development has a concierge and residents' gym and is just minutes from Canada Water Station for the Jubilee Line and London Overground. This particular apartment also benefits from a space in the underground car park.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 25/03/2009).

Minimum Share: 30% (£172,500). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £903.91 per month (subject to annual review).

Service Charge: £349.42 per month (subject to annual review).

Ground Rent: £150.00 for the year.

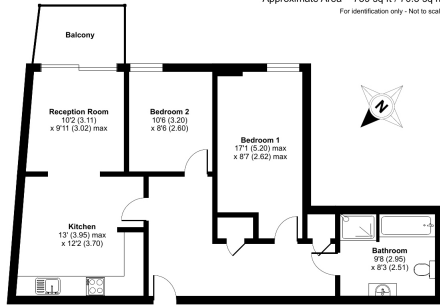
Guideline Minimum Income: Dual - £TBC (based on minimum share and 10% deposit) | Single - £TBC (minimum share, 10% deposit).

Council Tax: Band E, 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).

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Approximate Area = 759 sq ft / 70.5 sq m
For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) Residences. © Urban Moves 2024. Produced for Urban Moves. REF: 1220472

DIMENSIONS

FIRST FLOOR

Entrance Hall

Kitchen

13' 0" max. x 12' 2" (3.96m x 3.71m)

Reception Room

10' 2" x 9' 11" max. (3.10m x 3.02m)

Balcony

Bedroom 1

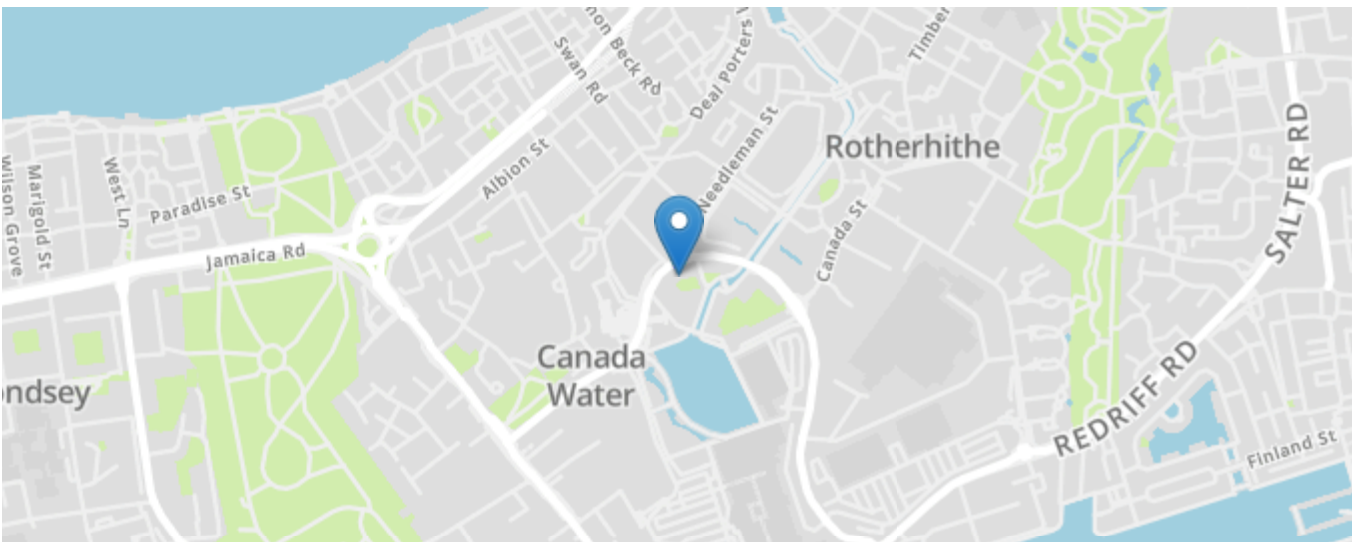
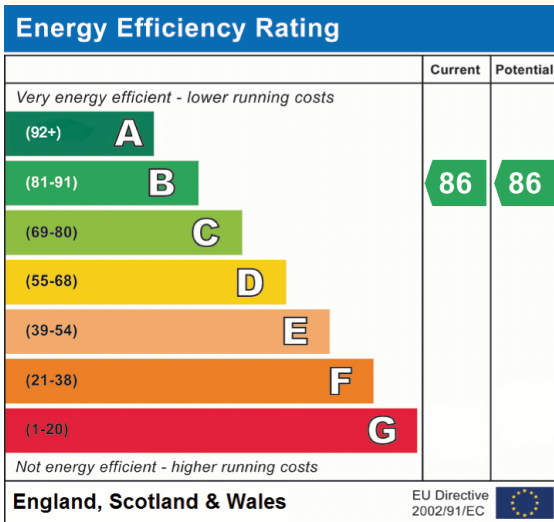
17' 1" max. x 8' 7" max. (5.21m x 2.62m)

Bedroom 2

10' 6" x 8' 6" (3.20m x 2.59m)

Bathroom

9' 8" x 8' 3" (2.95m x 2.51m)



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.