

£137,500 Shared Ownership

Cushing House, 4 Russell Hill, Purley, London CR8 2FW



- Guideline Minimum Deposit £13,750
- Ground Floor with Private Entrance
- Bathroom plus En-Suite Shower Room
- Balcony and Parking Space
- Guide Min Income Dual £68.4k | Single £79k
- Approx. 949 Sqft Gross Internal Area
- Very Good Energy-Efficiency Rating
- Short Walk from Purley Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £550,000). A rare chance to buy a three-bedroom, shared-ownership flat. The property is on the ground floor of a recently-constructed development set back from the road, just off Russell Hill. The approximately twenty-six-foot reception room has a stylish, semi-open-plan kitchen area with handle-less units and integrated appliances. Patio doors lead out onto a south-facing balcony overlooking the communal garden. There is a main bedroom with en-suite shower room plus a spacious second bedroom, a smaller third double bedroom and an attractive family bathroom. A pair of large storage/utility cupboards have been provided in the entrance hallway and well insulated walls and floor, high performance glazing and a modern gas central heating all contribute towards a very good energy-efficiency rating. Ofsted list three primary schools and three secondary schools within a mile radius, all rated 'Good'. The flat comes with use of an off-street parking space and is also just a short walk from Purley Station.

Housing Association: Clarion.

Tenure: Leasehold (250 years from 31/03/2023).

Minimum Share: 25% (£137,500). The housing association will expect that you will purchase the largest share affordable.

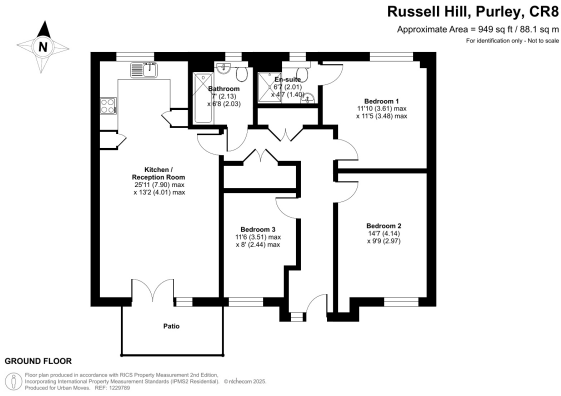
Shared Ownership Rent: £1029.48 per month (subject to annual review).

Service Charge: £202.70 per month (subject to annual review).

Guideline Minimum Income: Dual - £68,400 | Single - £79,000 (based on minimum share and 10% deposit).

Council Tax: Band E, 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).



DIMENSIONS

GROUND FLOOR

Entrance Hallway

Reception

25' 11" max. x 13' 2" max. (7.90m x 4.01m)

Kitchen

included in reception measurement

Balcony / Patio

Bedroom 1

11' 10" max. x 11' 5" max. (3.61m x 3.48m)

En-Suite Shower Room

6' 7" max. x 4' 7" max. (2.01m x 1.40m)

Bedroom 2

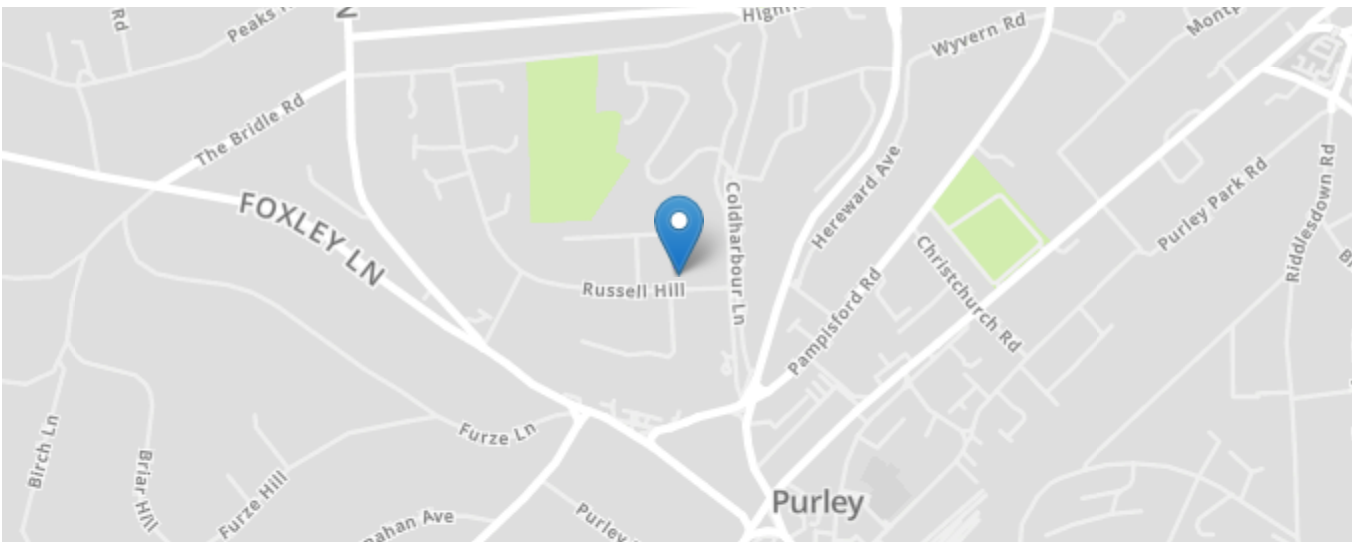
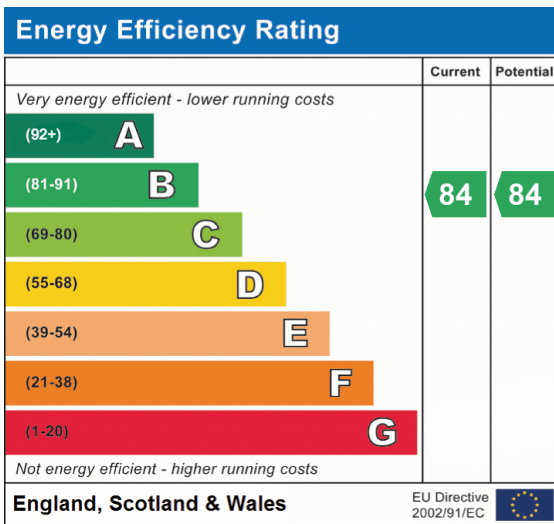
14' 7" min. x 9' 9" (4.45m x 2.97m)

Bedroom 3

11' 6" max. x 8' 0" max. (3.51m x 2.44m)

Bathroom

7' 0" x 6' 8" (2.13m x 2.03m)



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.