

£124,000 Shared Ownership

Bensham Lane, Croydon, London CRO 2RU



- Guideline Minimum Deposit £12,400
- Third Floor (building has a lift)
- Very Good Energy-Efficiency Rating
- Parking Space
- Guide Min. Income - Dual £44.3k | Single £50.6k
- Approx. 713 Sqft Gross Internal Area
- Balcony
- Short Walk to West Croydon Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £310,000). This well-presented apartment is on the third floor and has a thirty-foot reception room with open-plan kitchen area featuring sleek, white units, integrated appliances and breakfast bar. The two bedrooms are both comfortable doubles, a pair of storage/utility cupboards have been provided in the entrance hallway and there is a stylish bathroom. Demanding insulation standards, high performance glazing and gas central heating make for an excellent energy-efficiency rating. There are shops on London Road plus many more at the nearby Whitgift and Centrale Shopping Centres. Bensham Lane is only a short walk from West Croydon Station and East Croydon is also within easy reach. The apartment further benefits from a space in the gated car park.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/06/2015).

Minimum Share: 40% (£124,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £594.32 per month (subject to annual review).

Service Charge: £110.20 per month (subject to annual review).

Ground Rent: £250.00 for the year.

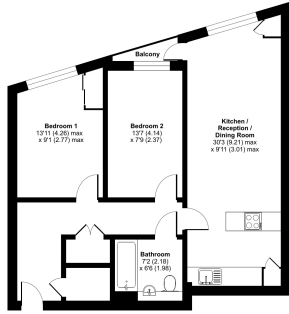
Guideline Minimum Income: Dual - £44,300 | Single - £50,600 (based on minimum share and 10% deposit).

Council Tax: Band D, 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).

Bensham Lane, Croydon, CR0

Approximate Area = 713 sq ft / 66.2 sq m
For information only - Not to scale



THIRD FLOOR

1 Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Measurements taken on 10/05/2022. Produced by Urban Moves. REF: 1226079

DIMENSIONS

THIRD FLOOR

Entrance Hallway

Reception

30' 3" max. x 9' 11" max. (9.22m x 3.02m)

Balcony

Kitchen

included in reception measurement

Bedroom 1


13' 11" max. x 9' 1" max. (4.24m x 2.77m)

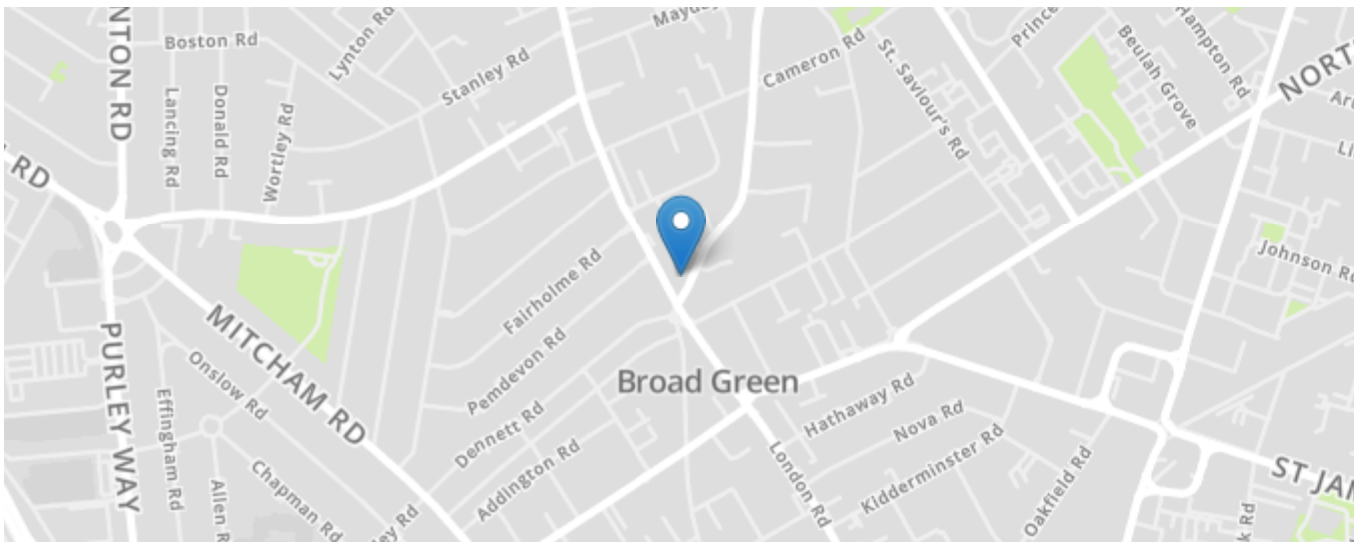
Bedroom 2

13' 7" x 7' 9" (4.14m x 2.36m)

Bathroom

7' 2" x 6' 6" (2.18m x 1.98m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	88	88
(69-80)	C		
(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.