

## £152,500 Shared Ownership

Gowlland Close, Croydon, London CR0 6NW



- Guideline Minimum Deposit £15,250
- Ground Floor with Private Entrance
- Reception plus Kitchen/Dining Room
- Parking Space + Shared Cycle Store
- Guide Min Income Dual £44.6k | Single £51k
- Approx. 729 Sqft Gross Internal Area
- Two Bathrooms
- East Croydon Station Within Easy Reach

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 50% share. Full market value £305,000). This flat is accessed via a private entrance and has a reception room and a spacious, kitchen/dining room. The two bedrooms are identical in size and there are also two near-identical bathrooms. Well insulated walls, modern double glazing and gas central heating make for a good energy-efficiency rating. The flat comes with use of a parking space and is also within comfortable walking distance or short bus/bike ride of the extensive range of rail services available from East Croydon Station. Nearby Blackhorse Lane Tram Stop offers an additional transport option. The five nearest schools (four primaries and a secondary) are all Ofsted-rated 'Good'.

**Housing Association:** A2Dominion.

**Tenure:** Leasehold (125 years from 01/07/2004).

**Minimum Share:** 50% (£152,500). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £389.51 per month (subject to annual review).

**Service Charge:** £159.07 per month, including sinking fund (subject to annual review).

**Guideline Minimum Income:** Dual - £44,600 | Single - £51,000 (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.

## DIMENSIONS

### GROUND FLOOR

#### Entrance Hallway

#### Reception Room

14' 4" max. x 8' 7" max. (4.37m x 2.62m)

#### Kitchen/Dining Room

14' 3" max. x 12' 4" max. (4.34m x 3.76m)

#### Bedroom 1

13' 11" x 8' 3" (4.24m x 2.51m)

#### En-Suite Bathroom

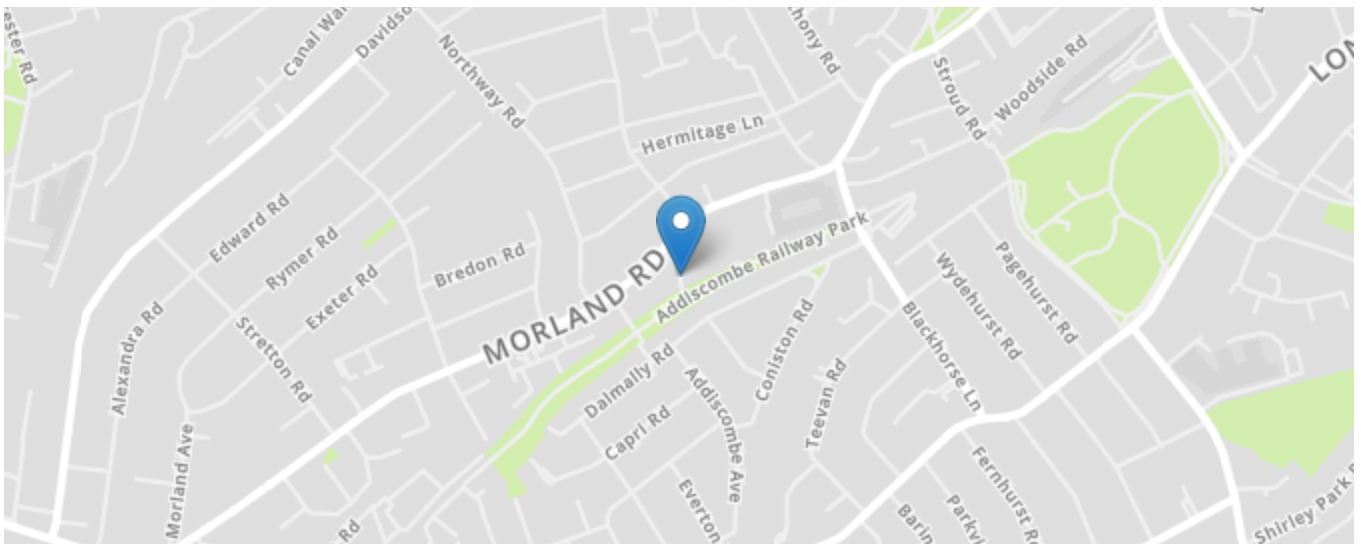
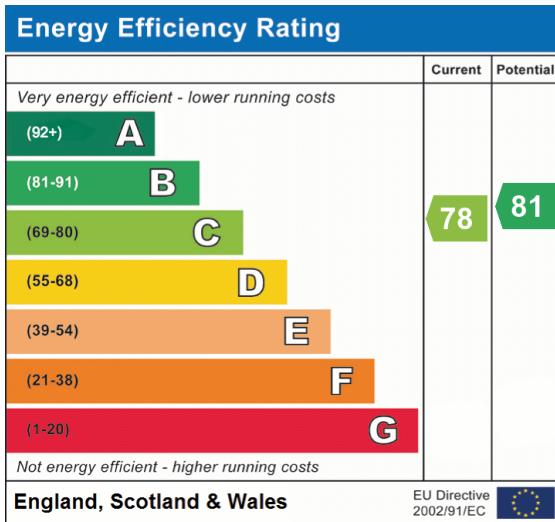
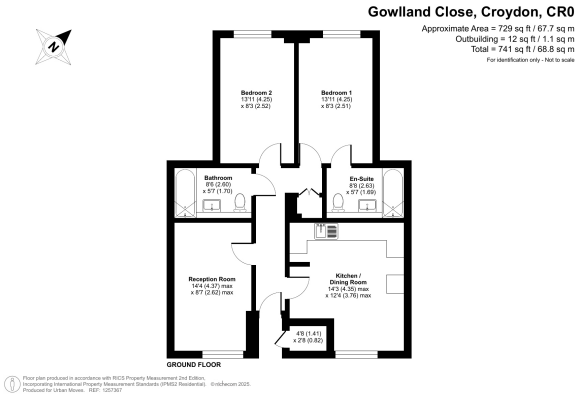
8' 8" x 5' 7" (2.64m x 1.70m)

#### Bedroom 2

13' 11" x 8' 3" (4.24m x 2.51m)

#### Bathroom

8' 6" x 5' 7" (2.59m x 1.70m)



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.