

## £195,000 Shared Ownership

Buckstone Apartments, 140 Blackfriars Road, London SE1 8BW



- Guideline Minimum Deposit £19,500
- First Floor (building has a lift)
- Winter Garden
- Short Walk to Waterloo/Southwark
- Guide Min Income Dual £73.8k | Single £85.3k
- Approx. 742 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Easy Access to Many Central Locations

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £780,000). A great chance to buy a shared ownership apartment in such a central and desirable location. This impressive, recently-constructed development is close to Waterloo and Southwark Station and the curve in the Thames means that a considerable stretch of both the south and north banks of the river are within comfortable walking distance. Modern insulation standards, high performance glazing and a communal heating/hot water system have resulted in very good energy-efficiency ratings. The apartment available is a spacious two-bedroom unit on the first floor. Features include a twenty-three-foot reception room with sleek, open-plan kitchen, a generously-sized main bedroom with fitted wardrobe, a second double bedroom, an attractive, high-spec bathroom and useful hallway storage. The three principle rooms all have access to a winter garden. Buckstone Apartments has a very smart entrance and communal areas. Residents can enjoy use of a 24-hour concierge service, secure basement cycle storage and a second-floor terrace.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 01/06/2017).

**Minimum Share:** 25% (£195,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £675.94 per month (subject to annual review).

**Service Charge:** £357.93 per month (subject to annual review).

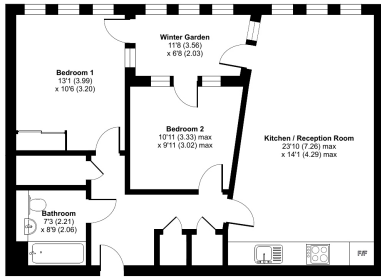
**Ground Rent:** £250.00 for the year.

**Guideline Minimum Income:** Dual - £73,800 | Single - £85,300 (based on minimum share and 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). There is no parking space offered with this property.

**Blackfriars Road, London, SE1**  
Approximate Area = 742 sq ft / 69 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 Residential). © Urbanmoves 2023. Produced for Urban Moves. REF: 124279

## DIMENSIONS

### FIRST FLOOR

#### Entrance Hallway

#### Reception

23' 10" max. x 14' 1" max. (7.26m x 4.29m)

#### Kitchen

included in reception measurement

#### Bedroom 1

13' 1" x 10' 6" (3.99m x 3.20m)

#### Bedroom 2

10' 11" max. x 9' 11" max. (3.33m x 3.02m)

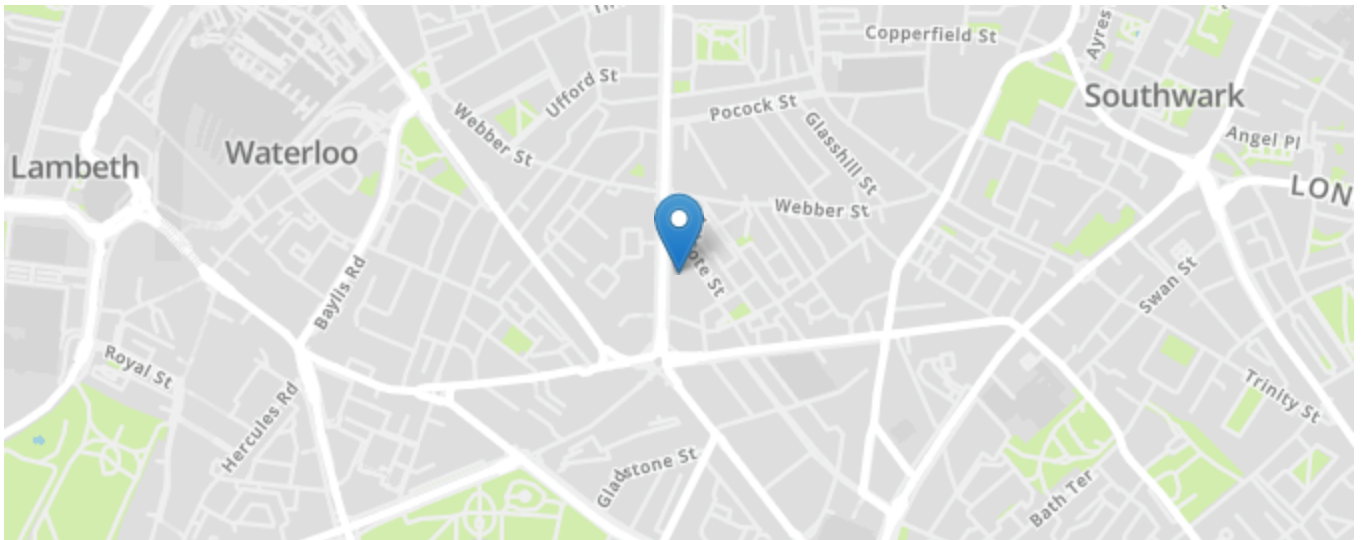
#### Bathroom

7' 3" max. x 8' 9" max. (2.21m x 2.67m)

#### Winter Garden

11' 8" max. x 6' 8" (3.56m x 2.03m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>81</b>	<b>81</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		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.