

£77,000 Shared Ownership

Cicely Court, 153 Stafford Road, Croydon, London CR0 4NN



- Guideline Minimum Deposit £7,700
- First Floor (building has a lift)
- South East Facing Juliette Balcony
- Parking Space
- Guide Min Income Dual £35.7k | Single £42k
- Approx. 534 sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Short Walk from Waddon Railway Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £220,000). This smartly-presented flat is on the first floor and has a dual-aspect reception room with south-east-facing Juliette balcony and a spacious, open-plan kitchen area featuring sleek, handle-less units and integrated appliances. There is a good-sized bedroom, a high-spec bathroom with attractive limestone-style tiles and built-in storage has been provided in the entrance hallway. Well insulated walls, high performance glazing and gas central heating make for a very good energy-efficiency rating. Cicely Court has a gated car park, with a space for this flat, and is also just a short walk from Waddon Station, for rail services to a number of destinations including in to London Bridge/Victoria. There are shops nearby and many more within easy reach.

Housing Association: Home Group.

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

Minimum Share: 35% (£77,000).

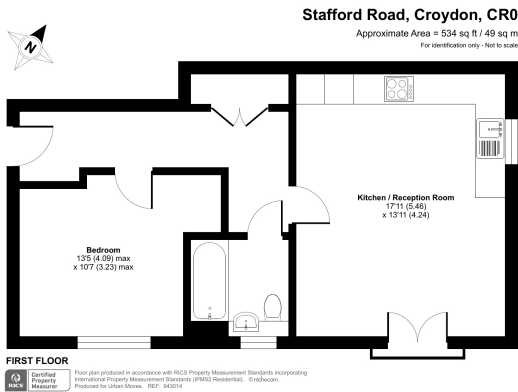
Shared Ownership Rent: £563.27 per month (subject to annual review).

Service Charge: £198.90 per month (subject to annual review).

Guideline Minimum Income: Dual - £35,700 | Single - £42,000 (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. Pets only permitted with written approval from the housing association.



DIMENSIONS

FIRST FLOOR

Entrance Hallway

Reception

17' 11" x 13' 11" (5.46m x 4.24m)

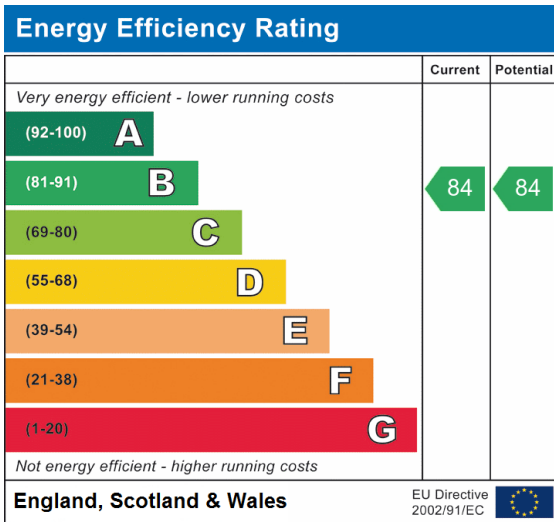
Kitchen

included in reception measurement

Bathroom

Bedroom

13' 5" max. x 10' 7" max. (4.09m x 3.23m)



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.