

£124,500 Shared Ownership

Lambourne House, Apple Yard, London SE20 8FW



- Guideline Minimum Deposit £12,450
- Fourth Floor (building has a lift)
- Reception plus Kitchen/Dining Room
- Parking Space
- Guide Min Income Dual £57.4k | Single £66.1k
- Approx. 715 Sqft Gross Internal Area
- South West Facing Balcony
- Short Walk from Anerley Railway Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 30% share. Full market value £415,000). This well-presented apartment is on the fourth floor and the reception room opens onto a south-west-facing balcony. The kitchen/dining room features sleek, handle-less units and integrated appliances. There is a main bedroom, with walk-in wardrobe space, plus a second double bedroom, a stylish bathroom and a large storage/utility cupboard has been provided in the entrance hallway. Lambourne House is part of a recently-constructed development with an attractive communal garden. Modern insulation standards, high performance glazing and a communal heating/hot water system have resulted in very good energy-efficiency ratings. The property comes with an allocated parking space and use of the communal cycle store. Anerley Station, for London Overground is only a short walk away. Crystal Palace Station and the nearby park are also within easy reach.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 24/06/2019).

Minimum Share: 30% (£124,500). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £796.92 per month (subject to annual review).

Service Charge: £234.97 per month (subject to annual review).

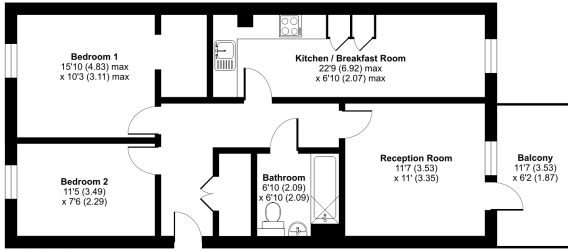
Guideline Minimum Income: Dual - £57,400 | Single - £66,100 (based on minimum share and 10% deposit).

Council Tax: Band C, London Borough of Bromley. 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).



Apple Yard, London, SE20
Approximate Area = 715 sq ft / 66.4 sq m
For identification only - Not to scale



FOURTH FLOOR

1 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) Residential. © richroom 2022. Produced for Urban Moves. REF: 1273478

DIMENSIONS

FOURTH FLOOR

Entrance Hallway

Reception Room
11' 7" x 11' 0" (3.53m x 3.35m)

Balcony
11' 7" x 6' 2" (3.53m x 1.88m)

Kitchen / Dining Room
22' 9" max. x 6' 10" max. (6.93m x 2.08m)

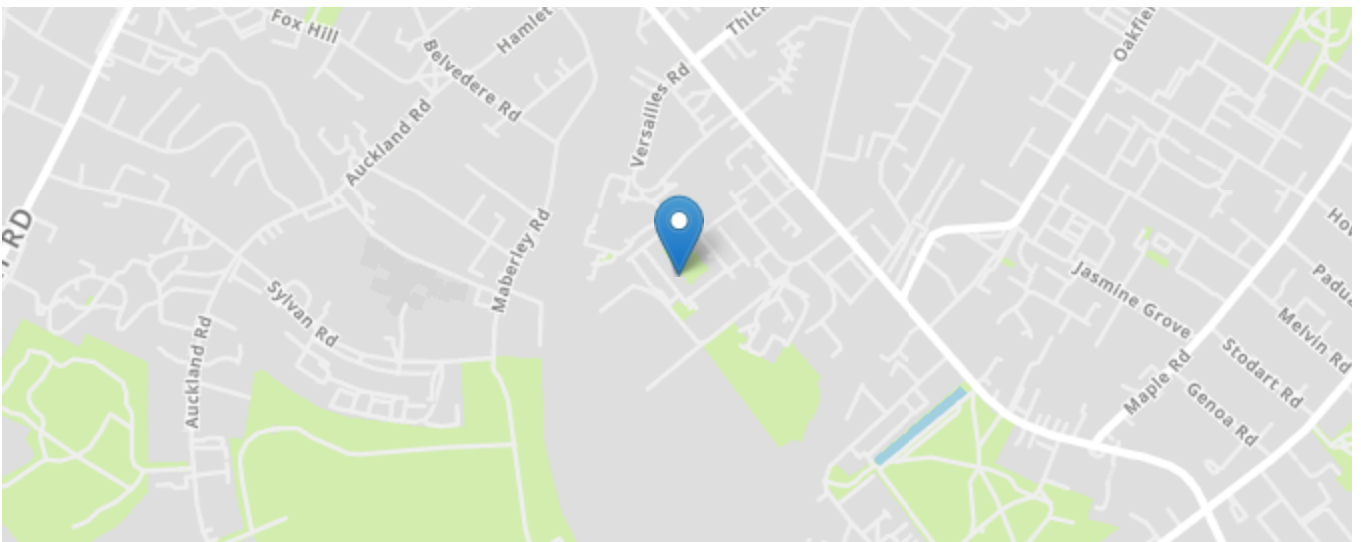
Bedroom 1
15' 10" max. x 10' 3" max. (4.83m x 3.12m)

Bedroom 2
11' 5" x 7' 6" (3.48m x 2.29m)

Bathroom
6' 10" max. x 6' 10" max. (2.08m x 2.08m)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	86	86
(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.