

## £87,500 Shared Ownership

Aurora House, 335-337 Bromley Road, London SE6 2RP



- Guideline Minimum Deposit £8,750
- Third Floor (building has a lift)
- Semi-Open-Plan Kitchen/Reception Room
- Balcony
- Guide Min Income Dual £40.2k | Single £46.5k
- Approx. 844 Sqft Gross Internal Area
- Modern Double Glazing and Gas Central Heating
- Short Walk from Bellingham Station

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 25% share. Full market value £350,000). This generously-sized apartment is on the third floor and has a twenty-six-foot, dual-aspect reception room with near-full-height windows and a door which leads out onto the balcony. The semi-open-plan kitchen features sleek, white units, the bedrooms are both spacious doubles, there is a simple, modern bathroom and a pair of storage/utility cupboards have been provided in the entrance hallway. Well insulated walls, modern double glazing and gas central heating make for a good energy-efficiency rating. There is a Tesco Express conveniently located in the ground-floor retail unit of the neighbouring block and nearby Forster Memorial Park offers pleasant, green, outside space to enjoy. Bellingham Railway Station, for Thameslink services in to central London, is only a short walk away.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 01/09/2013).

**Minimum Share:** 25% (£87,500). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £661.69 per month (subject to annual review).

**Service Charge:** £152.23 per month (subject to annual review).

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

**Guideline Minimum Income:** Dual - £40,200 | Single - £46,500 (based on minimum share and 10% deposit).

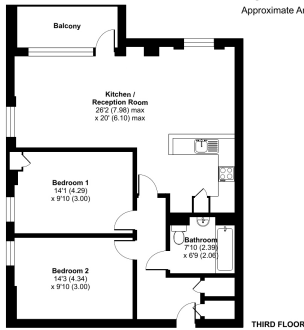
**Council Tax:** Band C, London Borough of Lewisham. Priority is given to applicants living and/or working in this local authority.

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.



## Bromley Road, London, SE6

Approximate Area = 844 sq ft / 78.4 sq m  
For identification only - Not to scale



THIRD FLOOR

Floor plan produced in accordance with RICS Property Measurement (2nd Edition) incorporating International Property Measurement Standards (IPMS Residential). ©urbanmoves 2021. Produced by Urban Moves. REF: 1261592

## DIMENSIONS

### THIRD FLOOR

#### Entrance Hallway

#### Reception

26' 2" max. x 20' 0" max. (7.98m x 6.10m)

#### Kitchen

included in reception measurement

#### Balcony

#### Bedroom 1

14' 1" x 9' 10" (4.29m x 3.00m)

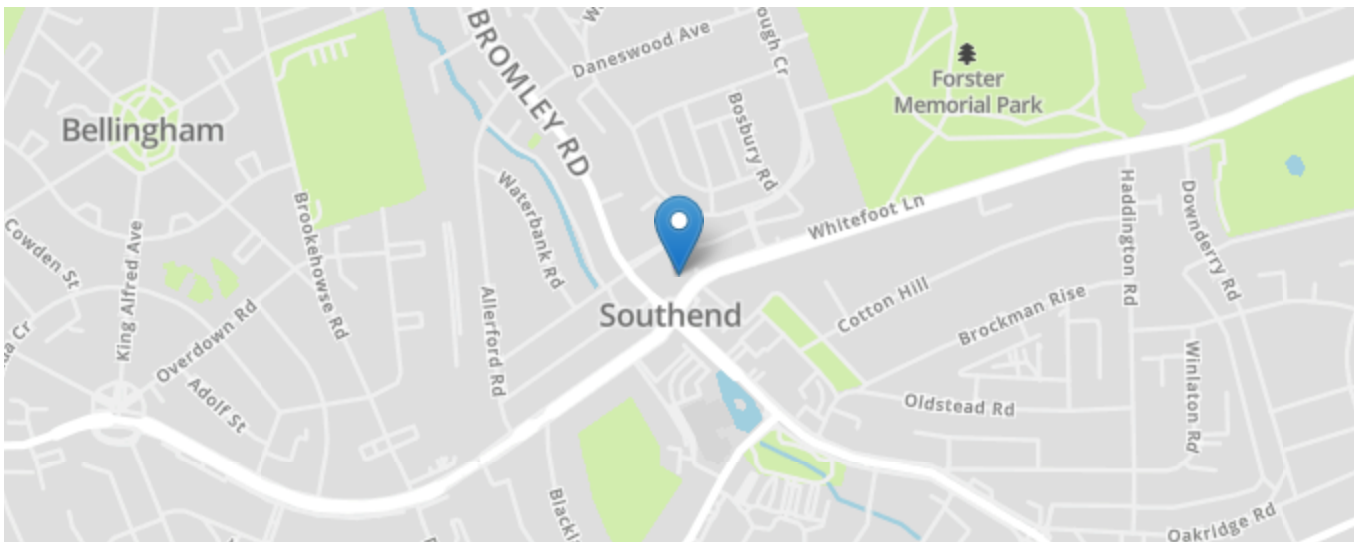
#### Bedroom 2

14' 3" x 9' 10" (4.34m x 3.00m)

#### Bathroom

7' 10" max. x 6' 9" max. (2.39m x 2.06m)

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>	75	75
(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		
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.