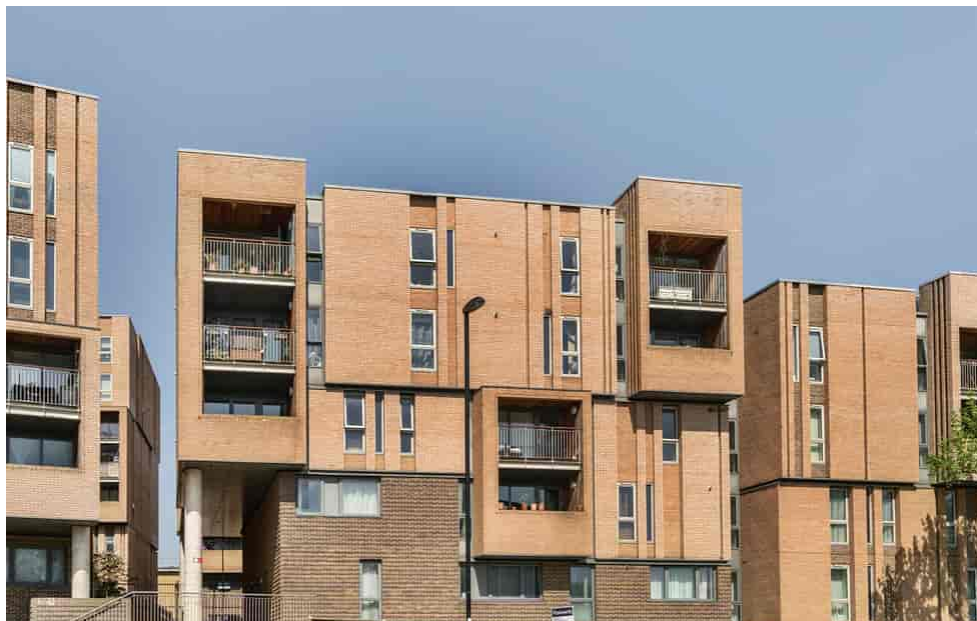


## £72,500 Shared Ownership

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



- Guideline Minimum Deposit £7,250
- First Floor (building has a lift)
- Open Plan Kitchen/Reception Room
- Underground Parking Space
- Guide Min Income Dual £28.2k | Single £32.8k
- Approx. 565 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Short Walk from Bellingham Station

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 25% share. Full market value £290,000). A spacious one-bedroom apartment in this modern development. The south-east-facing property is on the first floor and has a twenty-five-foot reception room with attractive, open-plan kitchen area. There is a good-sized bedroom and a simple, modern bathroom. Built-in storage/utility cupboards have been provided in the entrance hallway and the energy-efficiency rating is very good, thanks to well insulated walls, modern double glazing and gas central heating. There is a Tesco Express conveniently located in the ground-floor retail unit of the neighbouring block and Bellingham Railway Station, for Thameslink services in to central London, is only a short walk away. This particular apartment comes with a space in the underground car park.

**Housing Association:** Clarion.

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

**Minimum Share:** 25% (£72,500). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £463.18 per month (subject to annual review).

**Service Charge:** £95.67 per month (subject to annual review).

**Ground Rent:** £200.00 for the year.

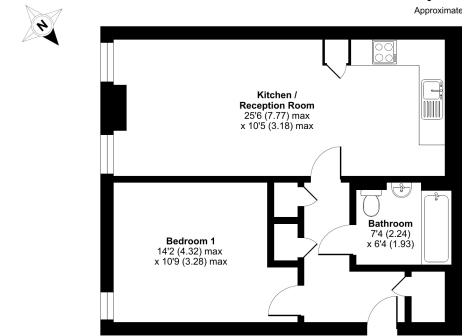
**Guideline Minimum Income:** Dual - £28,200 | Single - £32,800 (based on minimum share and 10% deposit).

**Council Tax:** Band B, 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).

**Bromley Road, London, SE6**

Approximate Area = 565 sq ft / 52.5 sq m  
For verification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) (November 2018). Produced for Urban Moves. REF: 128055

## DIMENSIONS

### FIRST FLOOR

#### Entrance Hallway

#### Reception

25' 6" x 10' 5" (7.77m x 3.18m)

#### Kitchen

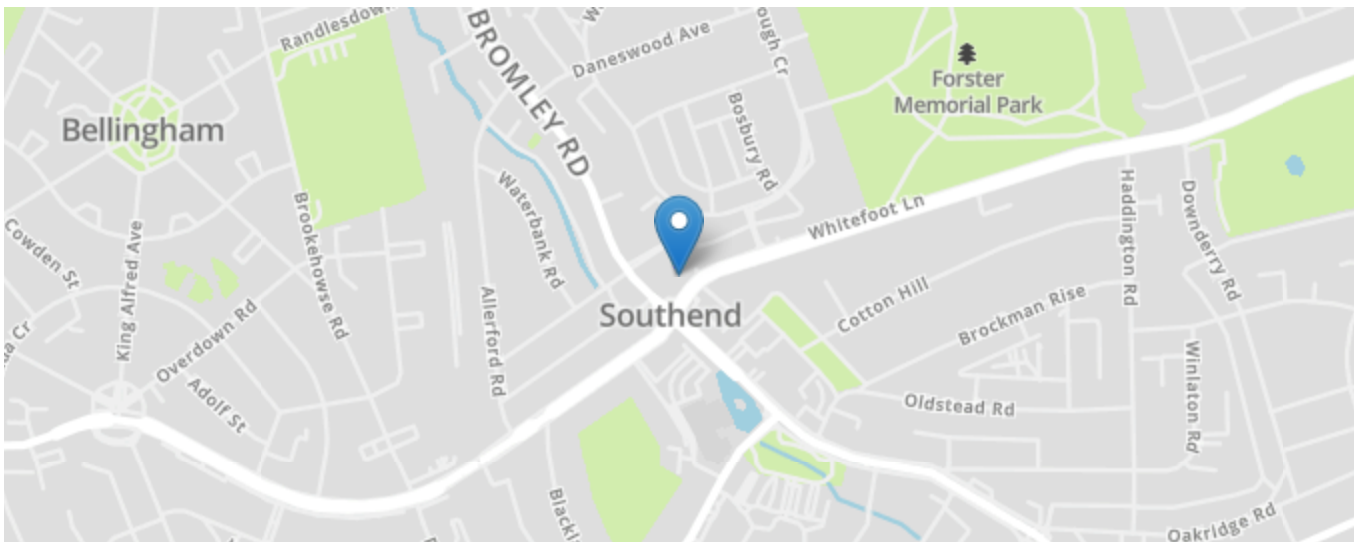
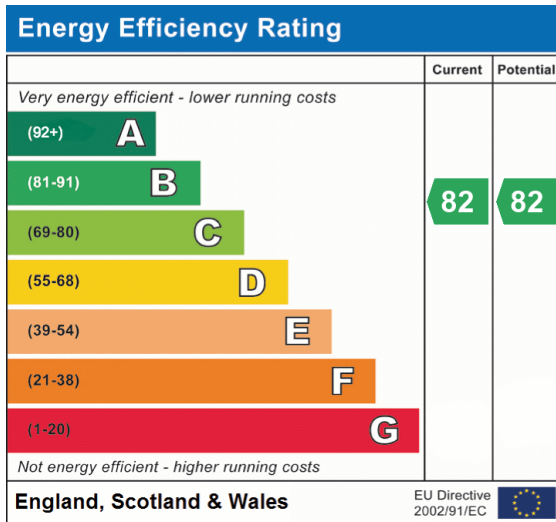
included in reception measurement

#### Bedroom

14' 2" max. x 10' 9" max. (4.32m x 3.28m)

#### Bathroom

7' 4" max. x 6' 4" max. (2.24m x 1.93m)



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.