

## £378,000 Shared Ownership

Buckstone Apartments, 140 Blackfriars Road, London SE1 8BW



- Guide Dual Income £86.5k 35% deposit £132k
- Third Floor (building has a lift)
- Winter Garden
- Short Walk to Waterloo/Southwark
- Guide Single Income £88.8k 45% deposit £170k
- Approx. 764 Sqft Gross Internal Area
- Concierge and Communal Terrace
- Easy Access to Many Central Locations

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 45% share. Full market value £840,000). A great chance to buy a shared ownership apartment in such a central and desirable location. This spacious, two-bedroom apartment is on the third floor and has a twenty-four-foot reception room with sleek, open-plan kitchen area. There is a main bedroom with fitted wardrobe plus a second double bedroom, a stylish bathroom and a trio of storage/utility cupboards in the entrance hallway. The three principle rooms all have access to a west-facing winter garden. Buckstone Apartments is an impressive, modern development 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. Well insulated walls, high performance glazing and a communal heating/hot water system have resulted in very good energy-efficiency ratings. The block 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:** 45% (£378,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £541.65 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 - £86,500 (based on minimum share and 35% £132,300 deposit) | Single - £88,800 (minimum share, 45% £170,100 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.

## DIMENSIONS

### THIRD FLOOR

#### Entrance Hall

#### Reception

24' 8" max. x 14' 6" max. (7.52m x 4.42m)

#### Kitchen

included in reception measurement

#### Bedroom 1

13' 11" max. x 10' 6" max. (4.24m x 3.20m)

#### Bedroom 2

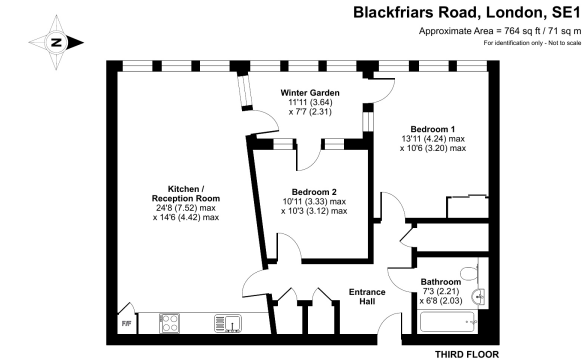
10' 11" max. x 10' 3" max. (3.33m x 3.12m)

#### Bathroom

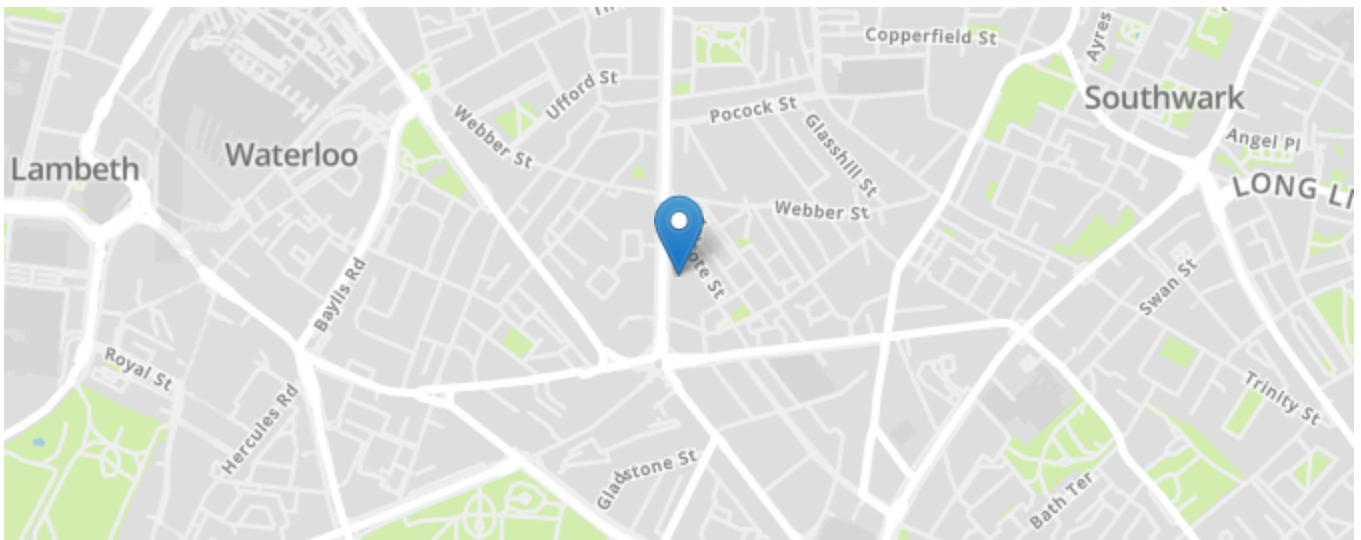
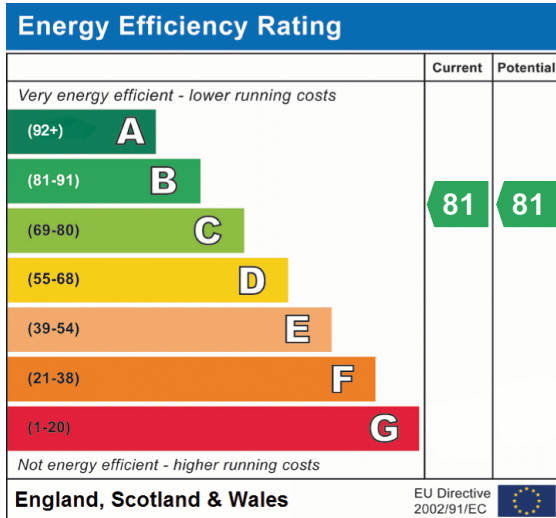
7' 3" max. x 6' 8" max. (2.21m x 2.03m)

#### Winter Garden

11' 11" max. x 7' 7" (3.63m x 2.31m)



ⓘ Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) (November 2018). Produced for Urban Moves. REF: 1283587



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.