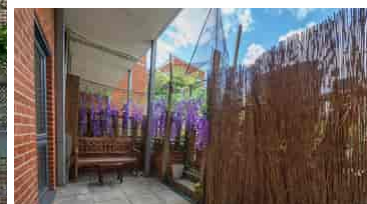


£162,500 Shared Ownership

Okemore Gardens, Orpington, London BR5 3FJ



- Guideline Minimum Deposit £16,250
- Ground Floor with Private Entrance
- Very Good Energy Efficiency Rating
- Parking Space
- Guide Min Income Dual £36.5k | Single £42.8k
- Approx. 506 Sqft Gross Internal Area
- Front and Rear Patios
- Close to Nugent Shopping Park

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 65% share. Full market value £250,000). This ground-floor flat has a private entrance accessed via a front patio garden. There is a good-sized bedroom, a simple, modern bathroom, hallway storage/utility cupboard and a reception room which leads through to the spacious kitchen. From here, a door opens onto an additional rear patio area. Well insulated walls, modern double glazing and gas central heating make for a very good energy-efficiency rating. The flat comes with use of a parking space and is also within comfortable walking distance of St Mary Cray Railway Station which provides services to a number of destinations including in to London Victoria/Blackfriars. Nearby Nugent Shopping Park is close by and offers a wide range of stores.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/06/2014).

Minimum Share: 65% (£162,500). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £206.90 per month (subject to annual review).

Service Charge: £79.25 per month (subject to annual review).

Ground Rent: £200.00 for the year.

Guideline Minimum Income: Dual £36,500 | Single £42,800 (based on minimum share and 10% deposit).

Council Tax: Band B, 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).

DIMENSIONS

GROUND FLOOR

Front Patio

extends between 9' 2" and 13' 7" (2.79m to 4.14m)

Entrance Hall

12' 0" max. x 8' 0" max. (3.66m x 2.44m)

Reception Room

14' 0" max. x 9' 5" max. (4.27m x 2.87m)

Bathroom

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

Bedroom

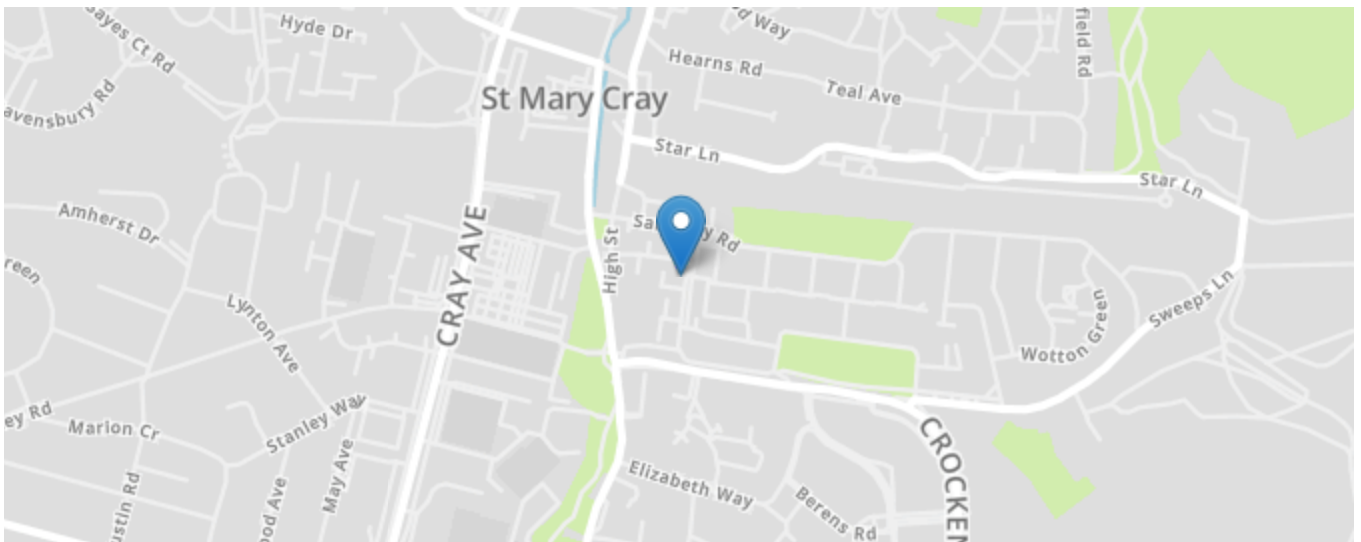
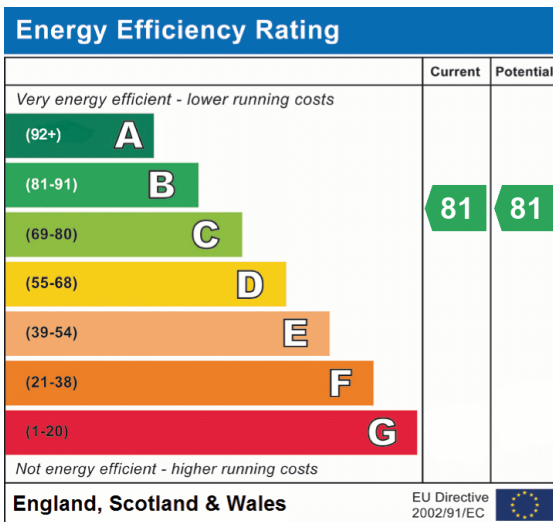
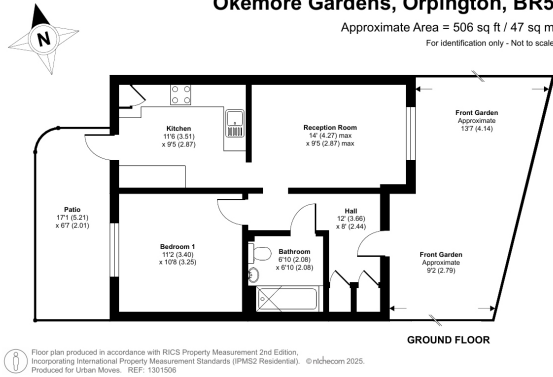
11' 2" x 10' 8" (3.40m x 3.25m)

Kitchen

11' 6" x 9' 5" (3.51m x 2.87m)

Rear Patio

17' 1" x 6' 7" (5.21m x 2.01m)



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.