

£137,500 Shared Ownership

Groombridge Court, 30 Hogarth Crescent, Croydon, London CR0 2GZ



- Guideline Minimum Deposit £13,750
- Second Floor (building has a lift)
- Double Glazing and Gas Central Heating
- Communal Grounds
- Guide Min Income Dual £44.1k | Single £50.4k
- Approx. 696 Sqft Gross Internal Area
- Parking Space
- Walking Distance to West/East Croydon

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 50% share. Full market value £275,000). This well-presented flat is on the second floor (building has a lift) and has a reception/dining room with a doorway leading through to a good-sized kitchen. There are two spacious double bedrooms and a simple, white-tiled bathroom. A pair of built-in storage/utility cupboards have been provided in the entrance hallway and well insulated walls, modern double glazing and gas central heating make for a good energy-efficiency rating. Groombridge Court has communal grounds and a car park which includes a space for this flat. Both West and East Croydon Stations are within comfortable walking distance.

Housing Association: A2Dominion.

Tenure: Leasehold (125 years from 01/04/2005).

Minimum Share: 50% (£137,500). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £406.88 per month (subject to annual review).

Service Charge: £215.90 per month (subject to annual review).

Guideline Minimum Income: Dual - £44,100 | Single - £50,400 (based on minimum share and 10% deposit).

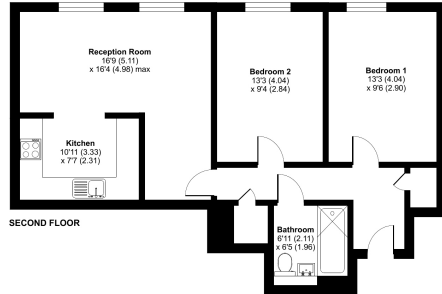
Council Tax: Band C, London Borough of Croydon. Priority is given to applicants living and/or working in this local authority.

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).



Hogarth Crescent, Croydon, CR0

Approximate Area = 696 sq ft / 64.6 sq m
For identification only - Not to scale



① Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © Urban Moves Ltd. REF: 1035610

DIMENSIONS

SECOND FLOOR

Entrance Hallway

Reception

16' 9" max. x 16' 4" max. (5.11m x 4.98m)

Kitchen

10' 11" x 7' 7" (3.33m x 2.31m)

Bedroom 1

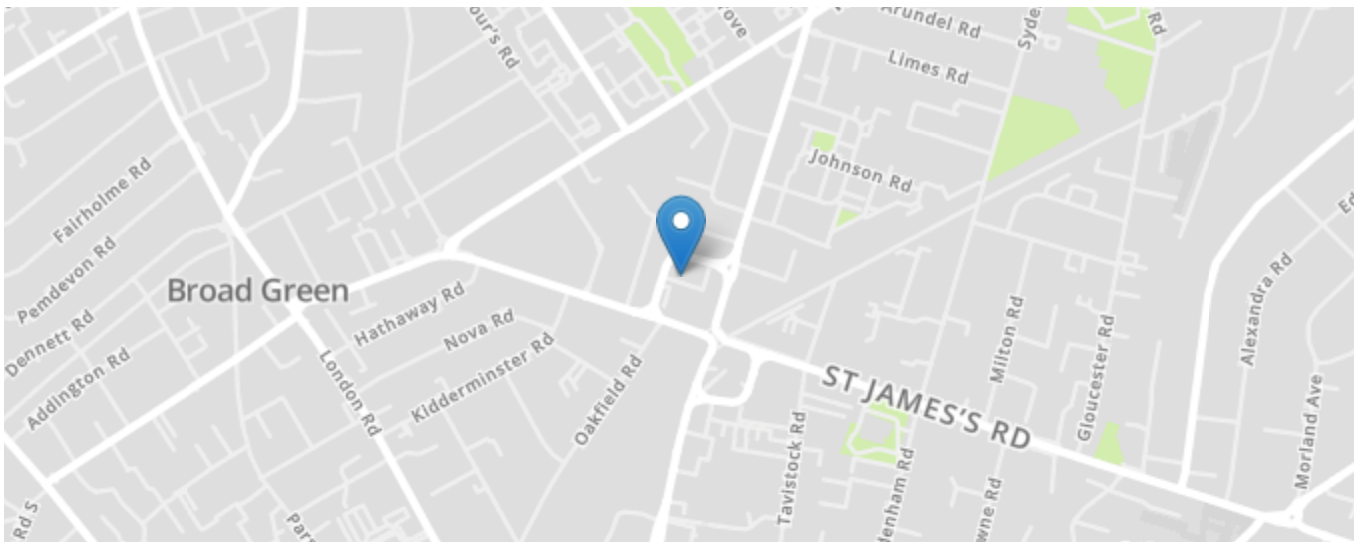
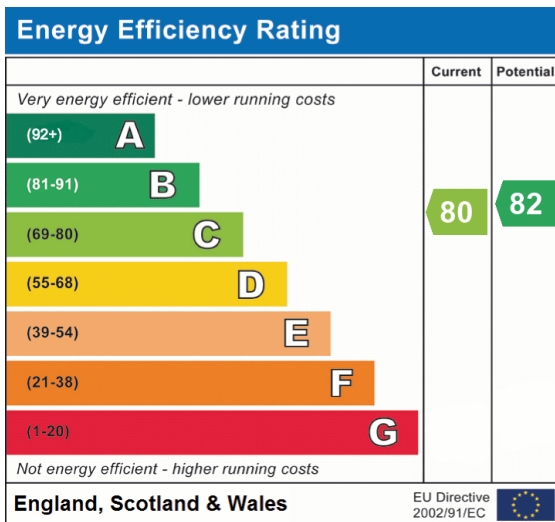
13' 3" x 9' 6" (4.04m x 2.90m)

Bedroom 2

13' 3" x 9' 4" (4.04m x 2.84m)

Bathroom

6' 11" max. x 6' 5" max. (2.11m x 1.96m)



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.