

## £280,000 Shared Ownership

Megan Court, 29 Pomeroy Street, London SE14 5BW



- Guideline Minimum Deposit £28,000
- Second Floor (building has a lift)
- Open Plan Kitchen/Reception Room
- Balcony
- Guide Min Income Dual £68.3k | Single £78.8k
- Approx. 592 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 70% share. Full market value £400,000). Megan Court is set back from the road and forms part of a development located only a short walk from Queens Road Peckham Station. The property available is a generously-sized and stylishly-presented apartment on the second floor (building has a lift). Internal features include a spacious, open-plan kitchen/reception room featuring sleek units, integrated appliances and large windows. There is a fitted wardrobe in the bedroom, a storage/utility cupboard in the hallway and an attractive bathroom with limestone-style tiles. Well insulated walls, high performance glazing and a modern gas central heating system have resulted in a very good energy-efficiency rating. The apartment has a balcony overlooking the courtyard and comes with use of a communal cycle store, which is accessed from the entrance lobby.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 01/07/2017).

**Share Available:** 70% (£280,000).

**Shared Ownership Rent:** £350.50 per month (subject to annual review).

**Service Charge:** £51.06 per month (subject to annual review).

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

**Guideline Minimum Income:** Dual - £68,300 | Single - £78,800 (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). There is no parking space offered with this property.

## DIMENSIONS

### SECOND FLOOR

#### Entrance Hallway

#### Reception

24' 10" max. x 14' 10" max. (7.57m x 4.52m)

#### Kitchen

included in reception measurement

#### Balcony

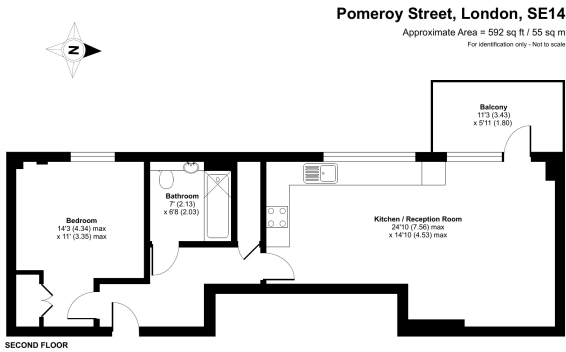
11' 3" x 5' 11" (3.43m x 1.80m)

#### Bathroom

7' 0" max. x 6' 8" max. (2.13m x 2.03m)

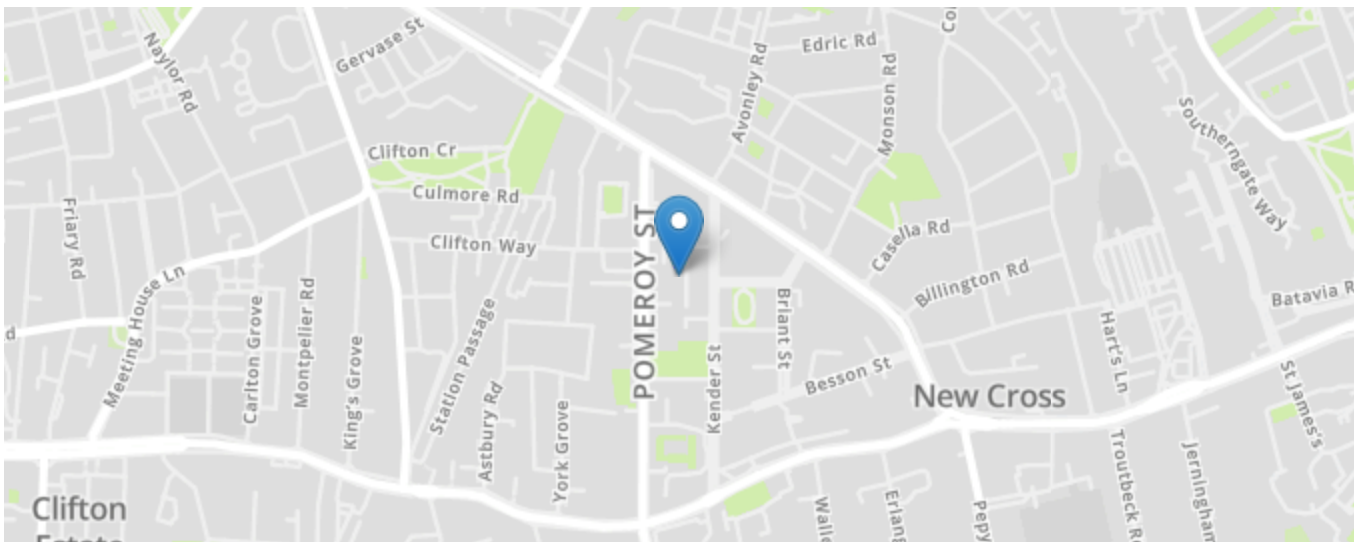
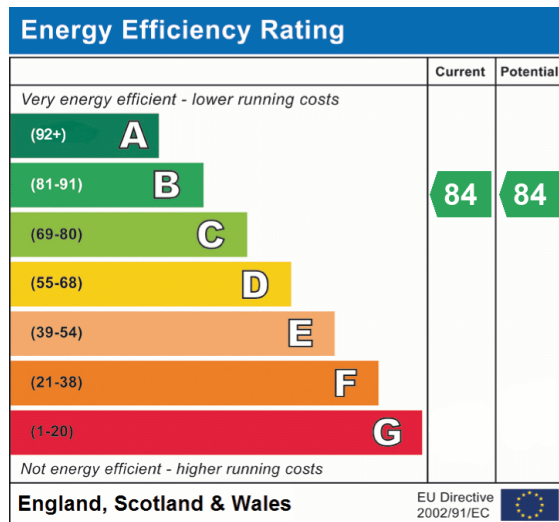
#### Bedroom

14' 3" max. x 11' 0" max. (4.34m x 3.35m)



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). Produced for Urban Moves. REF: 1303049



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.