

£135,000 Shared Ownership

Balmoral House, 1 Hadleigh Grove, Coulsdon, London CR5 1DQ



- Guideline Minimum Deposit £13,500
- Second (Top) Floor
- Stylish, Recently-Upgraded Bathroom
- Parking Space
- Guide Min Income Dual £40.1k | Single £46.4k
- Approx. 670 Sqft Gross Internal Area
- Modern Double Glazing and Gas Central Heating
- Very Close to Coulsdon South Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 45% share. Full market value £300,000). This immaculately-presented flat is on the top (second) floor and features a dual-aspect reception room with sleek, open-plan kitchen area. The bedrooms are both good-sized doubles and the slightly larger of the two includes a fitted wardrobe. There are built-in storage/utility cupboards in the entrance hallway and the bathroom has been significantly upgraded by the current owner. Well insulated walls and roof, modern double glazing and gas central heating make for a good energy-efficiency rating. The flat comes with use of an allocated parking space plus Coulsdon South Station is just moments away and Coulsdon Town Station within comfortable walking distance.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/02/2013).

Minimum Share: 45% (£135,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £422.76 per month (subject to annual review).

Service Charge: £113.90 per month (subject to annual review).

Ground Rent: £250.00 for the year.

Guideline Minimum Income: Dual - £40,100 | Single - £46,400 (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).

DIMENSIONS

SECOND FLOOR

Entrance Hallway

Bedroom 1

15' 3" max. x 8' 7" (4.65m x 2.62m)

Bedroom 2

12' 0" x 9' 1" (3.66m x 2.77m)

Reception

23' 4" max. x 11' 8" max. (7.11m x 3.56m)

Kitchen

included in reception measurement

Bathroom

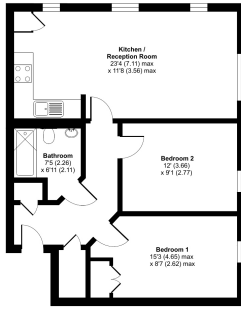
7' 5" max. x 6' 11" max. (2.26m x 2.11m)



Hadleigh Grove, Coulsdon, CR5

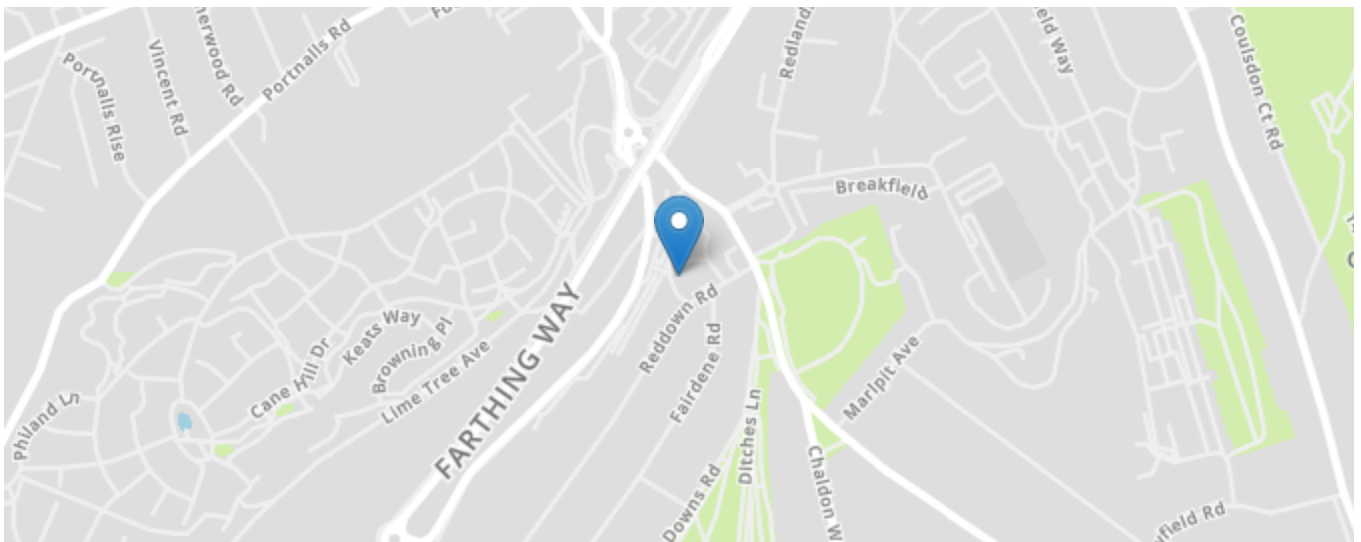
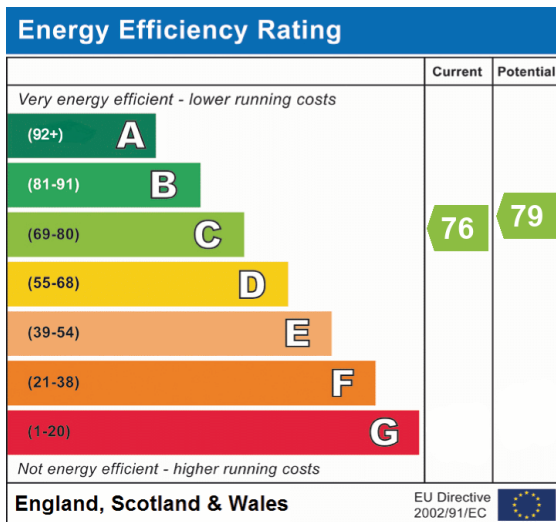
Approximate Area = 670 sq ft / 62.2 sq m

For identification only - Not to scale



SECOND FLOOR

① Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Accredited International Property Measurement Standards (IPMS Residential). Produced for Urban Moves. 8027 1004207



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.