

## £124,000 Shared Ownership

Ferndale Crescent, Carshalton, London SM5 2FG



- Guideline Minimum Deposit £12,400
- Second Floor (building has a lift)
- Very Good Energy Efficiency Rating
- Communal Parking
- Guide Min Income Dual £35.6k | Single £41.8k
- Approx. 700 Sqft Gross Internal Area
- South East Facing Balcony
- Walking Distance to Hackbridge Station

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 40% share. Full market value £310,000). A well-presented, two-bedroom apartment on the second floor (building has a lift). The property features a reception room with open-plan kitchen area and a south-east-facing balcony. There is a main bedroom with windows on two sides, a second comfortable double bedroom, a simple white-tiled bathroom and useful storage space in the hall. Well insulated walls, modern double glazing and a communal heating/hot water system make for a very good energy-efficiency rating. Hackbridge is the nearest station and Carshalton Station is also within easy reach. There are a large number of communal parking spaces throughout the development.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 01/03/2012).

**Minimum Share:** 40% (£124,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £349.98 per month (subject to annual review).

**Service Charge:** £136.48 per month (subject to annual review).

**Ground Rent:** £75.00 for the year.

**Guideline Minimum Income:** Dual - £35,600 | Single - £41,800 (based on minimum share and 10% deposit).

**Council Tax:** Band C, London Borough of Sutton. 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 Hall

#### Reception

16' 5" max. x 15' max. (5.00m x 4.57m)

#### Kitchen

included in reception measurement

#### Balcony

8' x 4' (2.44m x 1.22m)

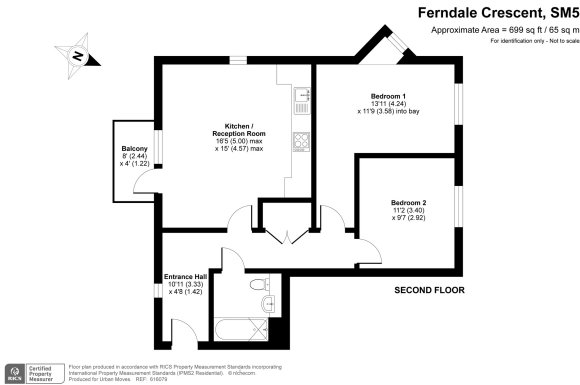
#### Bedroom 1

13' 11" x 11' 9" into bay (4.24m x 3.58m)

#### Bedroom 2

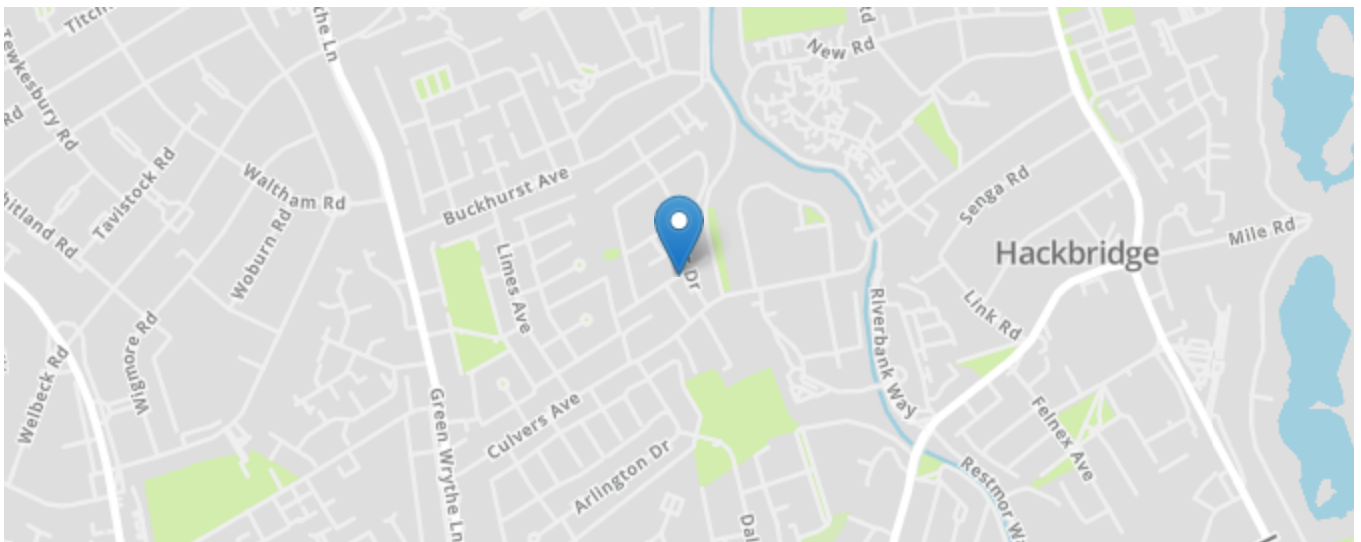
11' 2" x 9' 7" (3.40m x 2.92m)

#### Bathroom



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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.