

£234,000 Shared Ownership

Lumiere Court, 52 Lancaster Street, London SE1 0RY



- Guideline Minimum Deposit £23,400
- Ground Floor with Private Entrance
- Very Good Energy Efficiency Rating
- Short Walk to Jubilee/Northern/Bakerloo Stations
- Guide Min Income Dual £74.9k | Single £86.7k
- Approx. 626 Sqft Gross Internal Area
- South West Facing Patio Garden
- Waterloo/London Bridge Within Easy Reach

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £585,000). A beautifully-presented, ground-floor, one-bedroom apartment in a desirable Central London location. The curve of the meandering River Thames means that a significant stretch of the South Bank is within easy reach. There are four London Underground stations within half a mile, Waterloo and London Bridge are only slightly further away plus there are numerous bus services in the local area. The property features wood flooring to the reception and hallway and an open-plan kitchen with sleek, handle-less units and integrated appliances. There is a good-sized bedroom with built-in wardrobe and a stylish, fully-tiled bathroom. Entrance is via a small, private patio area and the apartment has a larger, south-west-facing patio garden at the rear of the building. Well insulated walls and floor, high performance glazing and a communal heating and hot water scheme make for a very good energyefficiency rating.

Housing Association: A2Dominion.

Tenure: Leasehold (125 years from 25/03/2015).

Minimum Share: 40% (£234,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £689.20 per month (subject to annual review).

Service Charge: £146.32 per month (subject to annual review).

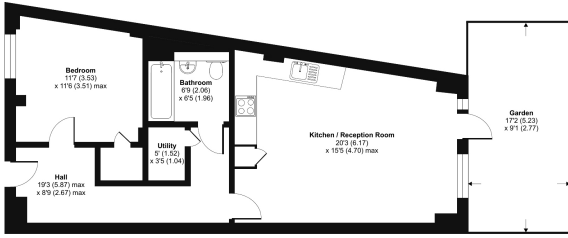
Guideline Minimum Income: Dual - £74,900 | Single - £86,700 (based on minimum share and 10% deposit).

Council Tax: Band D, London Borough of Southwark. 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.

Lancaster Street, London, SE1

Approximate Area = 626 sq ft / 58.2 sq m
For identification only - Not to scale



GROUND FLOOR

ⓘ Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) Residential. © Urbanmoves 2022. Produced for Urban Moves. REF: 1338661

DIMENSIONS

GROUND FLOOR

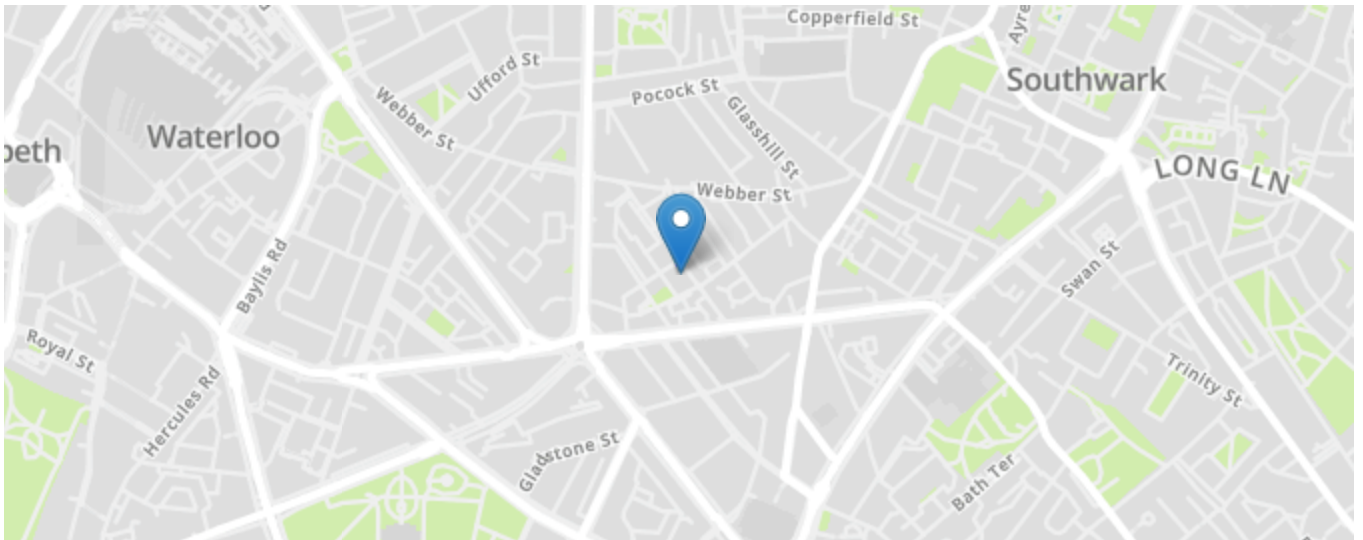
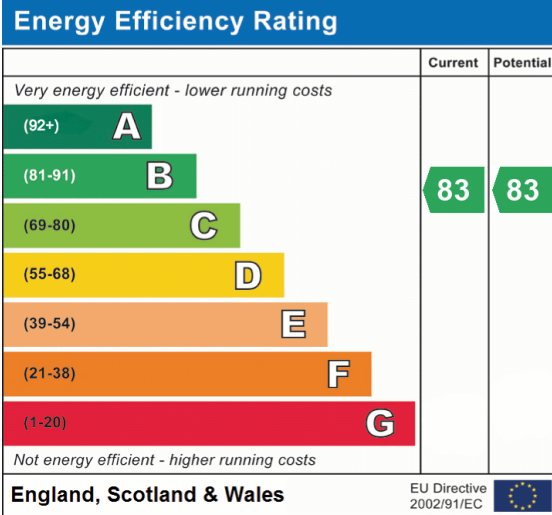
Entrance Hall
19' 3" max. x 8' 9" max. (5.87m x 2.67m)

Bedroom
11' 7" x 11' 6" max. (3.53m x 3.51m)

Bathroom
6' 9" max. x 6' 5" max. (2.06m x 1.96m)

Reception
20' 3" x 15' 5" max. (6.17m x 4.70m)

Garden
17' 2" x 9' 1" (5.23m x 2.77m)



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.