

£247,500 Shared Ownership

Quilter Road, Orpington, London BR5 4GA



- Guideline Minimum Deposit £24,750
- Two Storey, Three Bedroom, Mid Terrace House
- Bathroom plus Downstairs WC
- South/South-West Facing Rear Garden
- Guide Min Income Dual £63.7k | Single £73.4k
- Approx. 1014 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Driveway Parking Space

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 55% share. Full market value £450,000). A great chance to buy a spacious, shared-ownership family home. This modern, mid-terrace property has a spacious kitchen/dining room at the front, a downstairs cloakroom/WC and a full-width reception room which opens onto a thirty-six-foot, south/south-west-facing rear garden. Upstairs, on the first floor, is a large main bedroom, a second good-sized double bedroom, a smaller third bedroom and the bathroom. Demanding insulation standards, modern double glazing and gas central heating make for a very good energy-efficiency rating. The house comes with a driveway parking space and Orpington Station, for rail services into London Bridge/Waterloo East/Cannon Street/Charing Cross/Victoria, can also be easily reached via bus or by brief bike ride.

Housing Association: Clarion.

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

Minimum Share: 55% (£247,500). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £424.60 per month (subject to annual review).

Service Charge: £50.12 per month (subject to annual review).

Ground Rent: £250.00 for the year.

Guideline Minimum Income: Dual - £63,700 | Single - £73,400 (based on minimum share and 10% deposit).

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

DIMENSIONS

GROUND FLOOR

Entrance Hall

Kitchen / Dining Room
18' 3" x 8' 6" (5.56m x 2.59m)

W.C.
8' 6" x 4' 3" (2.59m x 1.30m)

Reception Room
15' 6" x 10' 3" (4.72m x 3.12m)

Garden
approximately 17' 3" x 36' 6" (5.26m x 11.13m)

FIRST FLOOR

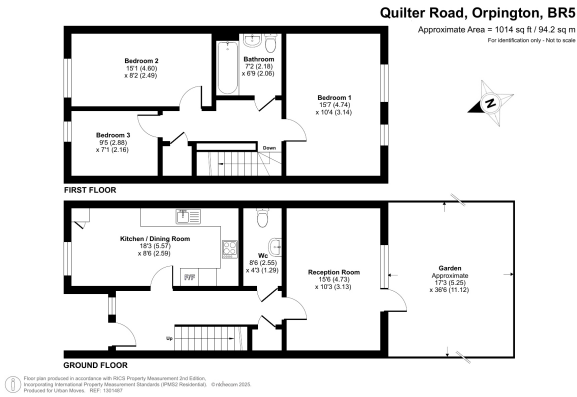
Landing

Bedroom 1
15' 7" x 10' 4" (4.75m x 3.15m)

Bathroom
7' 2" x 6' 9" (2.18m x 2.06m)

Bedroom 2
15' 1" x 8' 2" (4.60m x 2.49m)

Bedroom 3
9' 5" x 7' 1" (2.87m x 2.16m)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	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.