

£250,000 Shared Ownership

Albert Embankment, London SE1 7AP



- Guide Dual Income £84.1k 10% deposit £25k
- Second Floor (building has a lift)
- Well-Defined 'Bedroom'
- Very Good Energy Efficiency Rating
- Concierge
- Guide Single Income £89.6k 20% deposit £50k
- Approx. 537 Sqft Gross Internal Area
- Stylish and Spacious Shower Room
- South/South-East-Facing Winter Garden
- Short Walk to Vauxhall Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 50% share. Full market value £500,000). A rare chance to buy a shared-ownership property in such a desirable, central location. This recently-constructed development is opposite Tate Britain, minutes from Lambeth Bridge and only a short walk from Vauxhall Station. A huge range of sights, attractions and transport options are within easy reach. The apartment available is on the second floor and has large-format tiles in the stylish shower room with attractive wood flooring elsewhere. There is a compact but high-spec kitchen and the living area opens onto a rear (south/south-east) facing winter garden. Double pocket-doors reveal the 'bedroom', which includes a built-in wardrobe, and a storage/utility cupboard has been provided in the entrance hallway. The block has a concierge and the floor is served by three lifts.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/03/2020).

Minimum Share: 50% (£250,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £689.26 per month (subject to annual review).

Service Charge: £283.15 per month (subject to annual review).

Ground Rent: £300.00 for the year.

Guideline Minimum Income: Dual - £84,100 (based on minimum share and 10% deposit) | Single - £89,800 (based on minimum share and 20% deposit)..

Council Tax: Band F, London Borough of Lambeth. 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

Shower Room

8' 0" max. x 7' 7" max. (2.43m x 2.31m)

'Bedroom'

11' 5" x 7' 7" (3.47m x 2.31m)

Reception

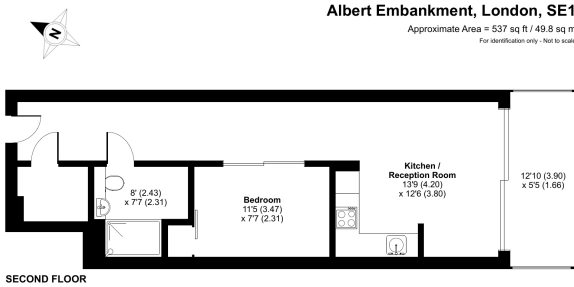
13' 9" x 12' 6" (4.20m x 3.80m)

Kitchen

included in reception measurement

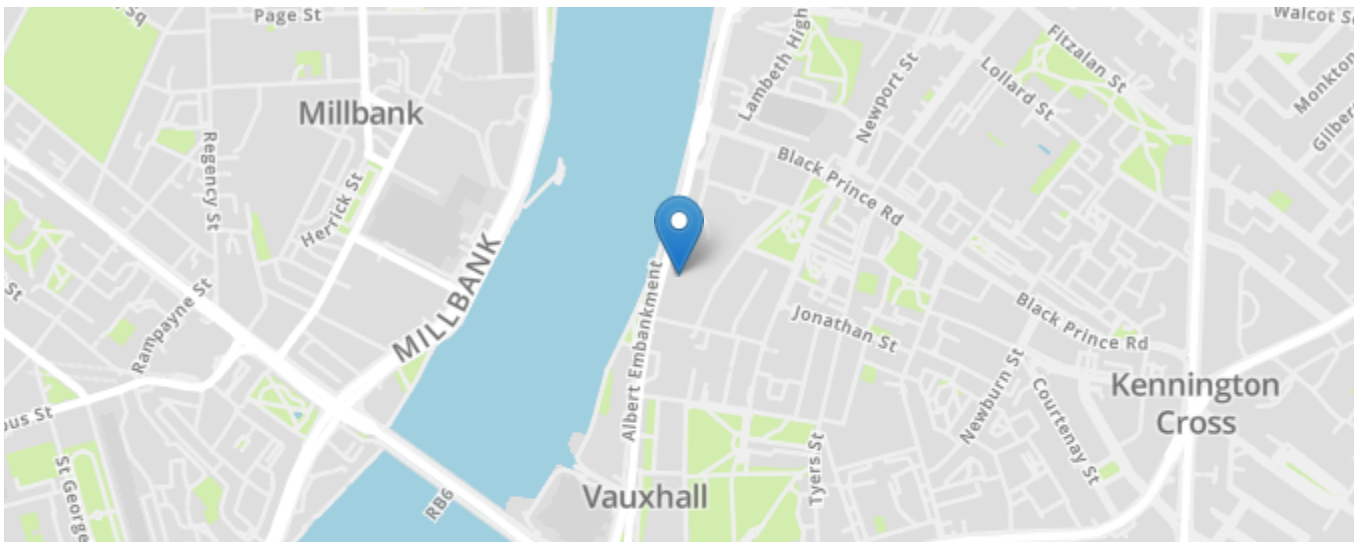
Winter Garden

12' 10" x 5' 5" (3.90m x 1.66m)



Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
Incorporating International Property Measurement Standards (IPMS) Recommendations. © Urban Moves 2023.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(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.