

£107,500 Shared Ownership

Brampton House, 17 Albatross Way, London SE16 7EB



- Guideline Minimum Deposit £10,750
- First Floor (building has a lift)
- Semi-Open-Plan Kitchen/Reception Room
- Concierge
- Communal Garden
- Guide Min Income Dual £54.3k | Single £62.3k
- Approx. 559 Sqft Gross Internal Area
- Balcony
- Residents' Gym
- Minutes from Canada Water Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £430,000). A well-presented apartment within the Maple Quays development. This first-floor property has a good-sized reception room with a large sliding door that leads out onto the balcony. The semi-open-plan kitchen features pale units and contrasting worktops. The bedroom and bathroom are both quite spacious and a pair of storage/utility cupboards have been provided in the entrance hallway. Well insulated walls, modern double glazing and a communal heating and hot water system make for a good energy efficiency rating. The development has a concierge, communal garden, residents' gym and is just minutes from Canada Water Station for Jubilee Line and London Overground services.

Housing Association: Clarion.

Tenure: Leasehold (125 years less 5 days from 29/09/2010).

Minimum Share: 25% (£107,500). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £748.67 per month (subject to annual review).

Service Charge: £302.71 per month (subject to annual review).

Ground Rent: £150.00 for the year.

Guideline Minimum Income: Dual - £54,300 | Single - £62,300 (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.



DIMENSIONS

FIRST FLOOR

Entrance Hall

Reception Room

15' 5" max. x 12' 11" max. (4.70m x 3.94m)

Balcony

10' 4" x 5' 1" (3.15m x 1.55m)

Kitchen

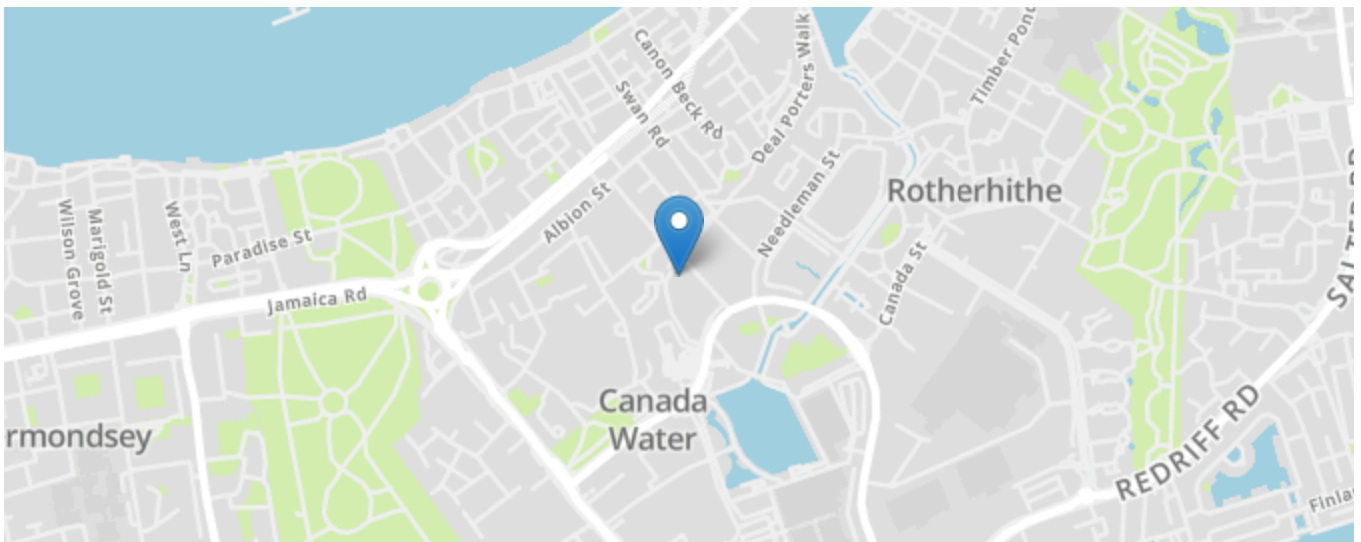
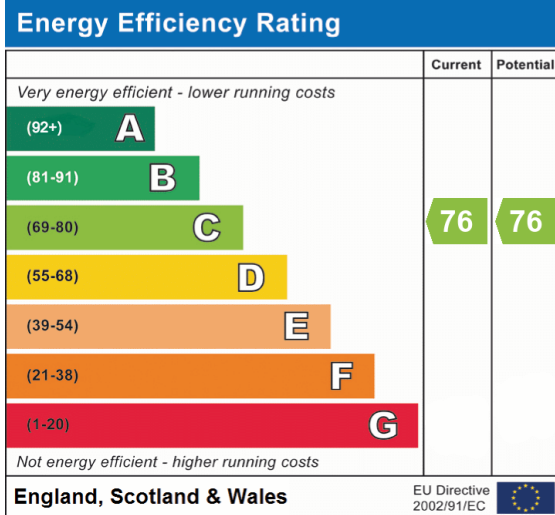
8' 8" max. x 6' 0" (2.64m x 1.83m)

Bedroom

14' 10" max. x 13' 6" max. (4.52m x 4.11m)

Bathroom

7' 0" max. x 6' 7" max. (2.13m x 2.01m)



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.