

£90,000 Shared Ownership**Bourchier House, 110 Oakfield Road, Croydon, London CR0 2GQ**

- Guideline Minimum Deposit £9,000
- Second Floor with Balcony
- Open Plan Kitchen/Reception Room
- Communal Terrace and Garden
- Guide Min Income Dual £43.6k | Single £49.9k
- Approx. 738 Sqft Gross Internal Area
- Modern Double Glazing and Gas Central Heating
- Walking Distance to West/East Croydon

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 30% share. Full market value £300,000). A spacious, second-floor apartment which features a twenty-four-foot, open-plan kitchen/reception room with rear (east/south-east) facing balcony. The two bedrooms are both comfortable doubles and the bathroom simple and modern. Well insulated walls, double glazing and gas central heating make for a good energy efficiency rating. Bourchier House has a communal garden, a communal terrace at third floor level and a bike store. West Croydon Station is just minutes away and East Croydon is also within easy walking distance as is the nearest tram stop. The Whitgift and Centrale Shopping Centres are nearby, along with a wide range of other stores and amenities.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/03/2015).

Minimum Share: 30% (£90,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £726.85 per month (subject to annual review).

Service Charge: £157.77 per month (subject to annual review).

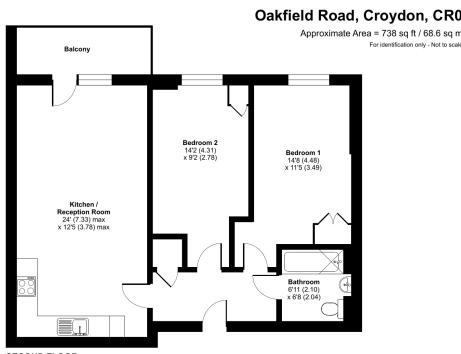
Ground Rent: £250.00 for the year.

Guideline Minimum Income: Dual - £43,600 | Single - £49,900 (based on minimum share and 10% deposit)

Council Tax: Band D, London Borough of Croydon. 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 may be permitted but only with prior consent from Clarion (which, unfortunately, can only be obtained once you are the property owner). There is no parking space offered with this property.

DIMENSIONS



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS) Residential. © reidview 2020. REF: 135659

SECOND FLOOR

Reception

24' 0" x 12' 5" (7.33m x 3.78m)

Kitchen

included in reception measurement

Balcony

Bedroom 1

14' 8" x 11' 5" (4.47m x 3.48m)

Bedroom 2

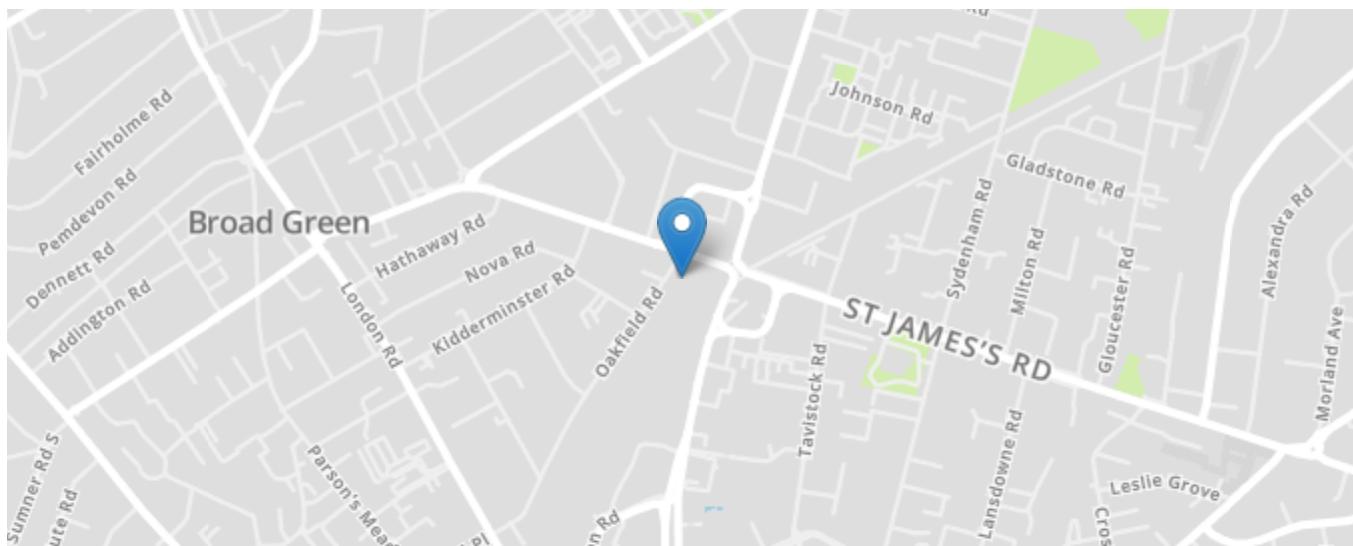
14' 2" x 9' 2" (4.31m x 2.78m)

Bathroom

6' 11" max. x 6' 8" max. (2.11m x 2.03m)

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	84
(69-80)	C	84
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
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.