

£134,000 Shared Ownership

Bensham Lane, Croydon, London CRO 2RU



- Guideline Minimum Deposit £13,400
- Second Floor (building has a lift)
- Triple Aspect Kitchen/Reception Room
- Very Good Energy Efficiency Rating
- Parking Space
- Guide Min Income Dual £48.8k | Single £55.9k
- Approx. 762 Sqft Gross Internal Area
- Bathroom plus En-Suite Shower Room
- South Facing Balcony
- Short Walk from West Croydon Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £335,000). This smartly-presented apartment is on the second floor and has a triple-aspect reception room with semi-open-plan kitchen and a south-facing corner balcony. There is a large principal bedroom with fitted wardrobe and en-suite shower room plus a second double bedroom, a main bathroom and some useful hallway storage. Well insulated walls, high performance glazing and gas central heating all contribute towards a very good energy-efficiency rating. There are shops on London Road plus many more at the nearby Whitgift and Centrale Shopping Centres. Bensham Lane is only a short walk from West Croydon Station and East Croydon is also within easy reach. The apartment comes with use of an allocated space in the gated car park.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/06/2015).

Minimum Share: 40% (£134,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £643.61 per month (subject to annual review).

Service Charge: £115.68 per month (subject to annual review).

Ground Rent: £250.00 for the year.

Guideline Minimum Income: Dual - £48,800 | Single - £55,900 (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).

DIMENSIONS

SECOND FLOOR

Entrance Hallway

Reception Room

16' x 10' 6" (4.88m x 3.20m)

Balcony

14' x 10' 2" (4.27m x 3.10m)

Kitchen

12' x 9' (3.66m x 2.74m)

Bedroom 1

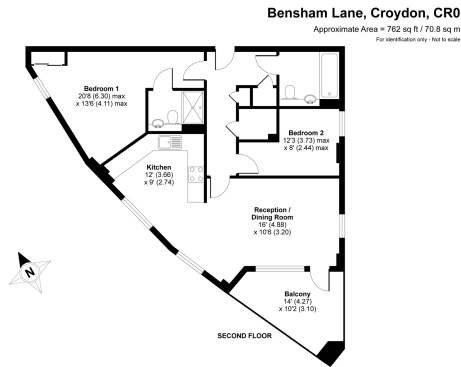
20' 8" max. x 13' 6" max. (6.30m x 4.11m)

En-Suite Shower Room

Bedroom 2

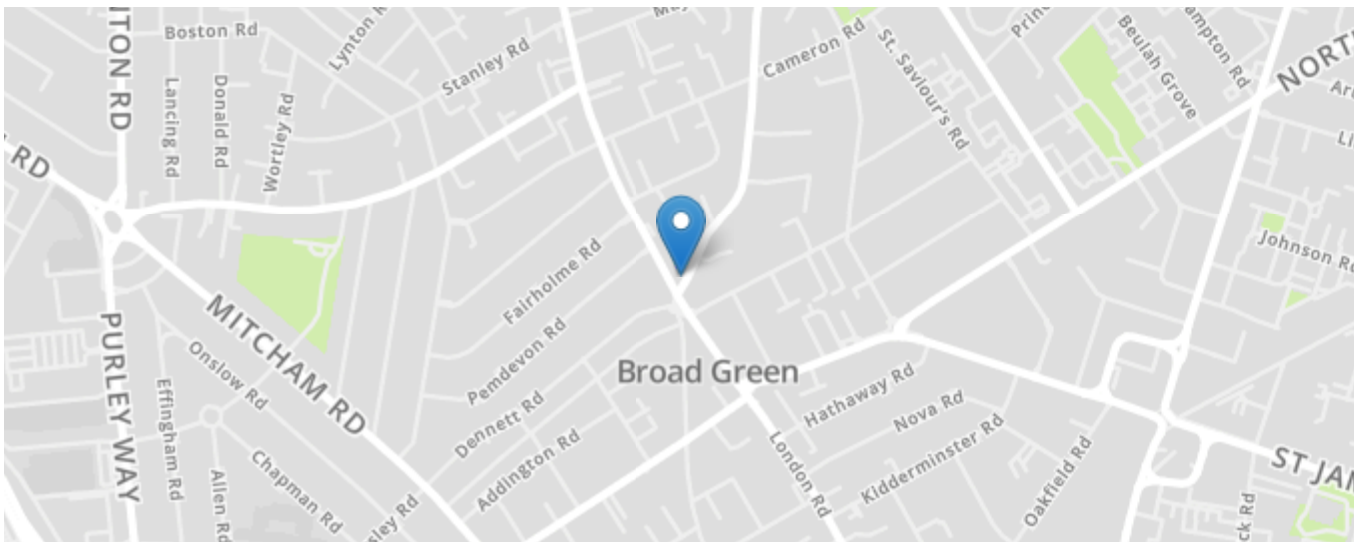
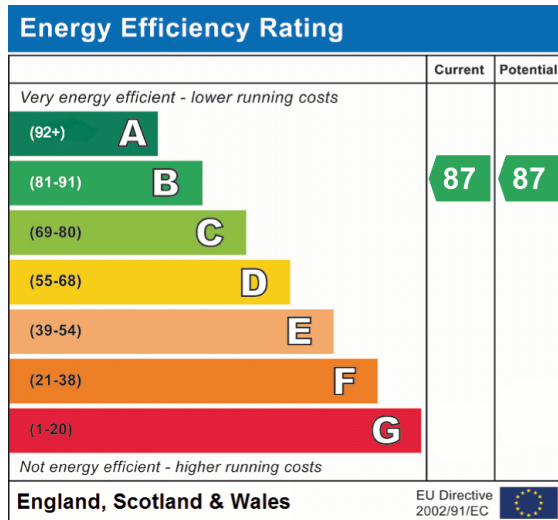
12' 3" max. x 8' max. (3.73m x 2.44m)

Bathroom



Approved
Residential
Measure

Plans prepared in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) (Residential). Croydon, Surrey. Produced for Urban Moves, Ref: 555751



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.