

£78,750 Shared Ownership

Orchard Court, 35 Bell Green, London SE26 4EN



- Guideline Minimum Deposit £7,875
- First Floor (building has a lift)
- Spacious, Open-Plan Kitchen/Reception
- Secure Underground Parking Space
- Guide Min Income Dual £40.6k | Single £46.8k
- Approx. 620 Sqft Gross Internal Area
- Large Bathroom
- Short Walk from Lower Sydenham Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £315,000). This generously-sized apartment is on the first floor and has a reception room with attractive flooring and a spacious, open-plan kitchen area. The bedroom features a fitted, mirror-fronted wardrobe, the bathroom is large with marble-style tiles and a built-in storage/utility cupboard has been provided in the entrance hall. Well insulated walls, modern double glazing and a communal heating/hot water system make for a good energy-efficiency rating. Orchard Court has a communal courtyard and a gated, underground car park which includes a space allocated to this property. Lower Sydenham Station, for services to Hayes or into London Bridge/Waterloo East/Charing Cross, is only a short walk away and Sydenham Station (London Overground/Mainline) is also within easy reach. There is a Sainsbury's supermarket just minutes from the development and a range of other shops nearby.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 10/08/2018).

Minimum Share: 25% (£78,750). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £640.62 per month (subject to annual review).

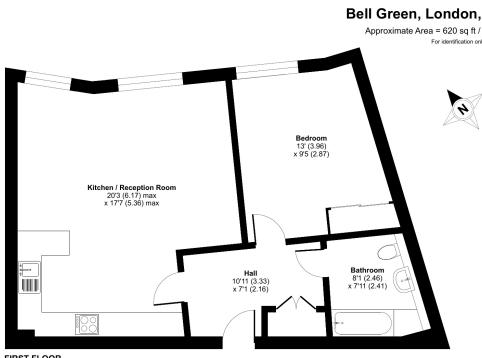
Service Charge: £233.00 per month (subject to annual review).

Guideline Minimum Income: Dual - £40,600 | Single - £46,800 (based on minimum share and 10% deposit).

Council Tax: Band B, London Borough of Lewisham. 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



Floor plan produced in accordance with RICS Property Measurement 2nd Edition
Produced by Urban Moves Ltd. Ref: 1407460

FIRST FLOOR

Entrance Hall

10' 11" x 7' 1" (3.33m x 2.16m)

Reception

20' 3" max. x 17' 7" max. (6.17m x 5.36m)

Kitchen

included in reception measurement

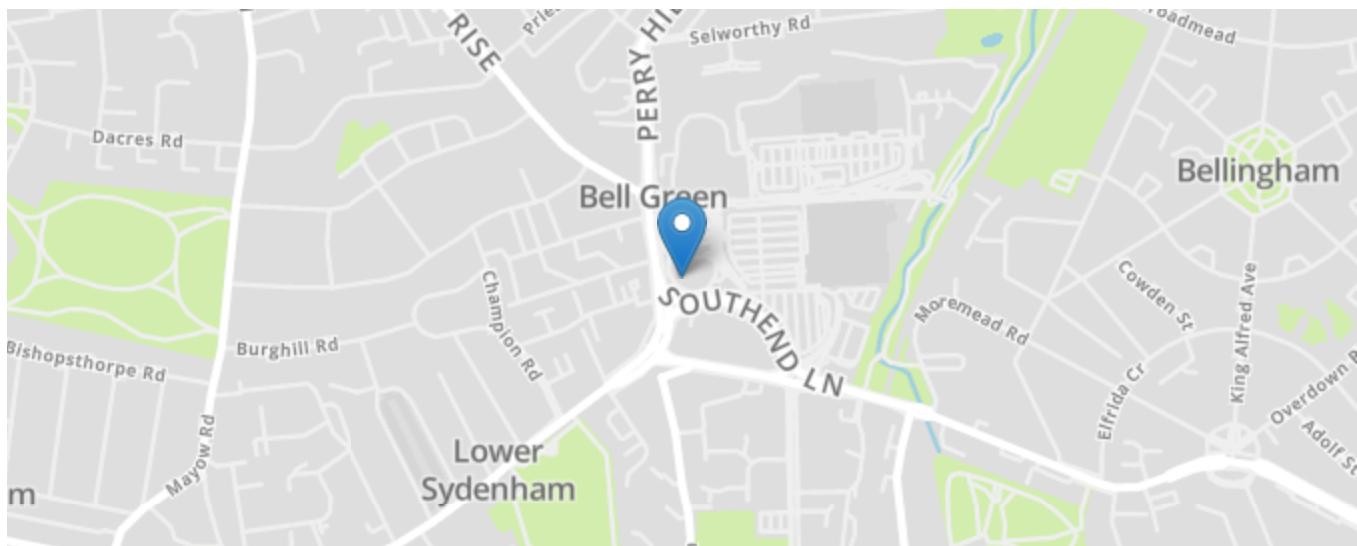
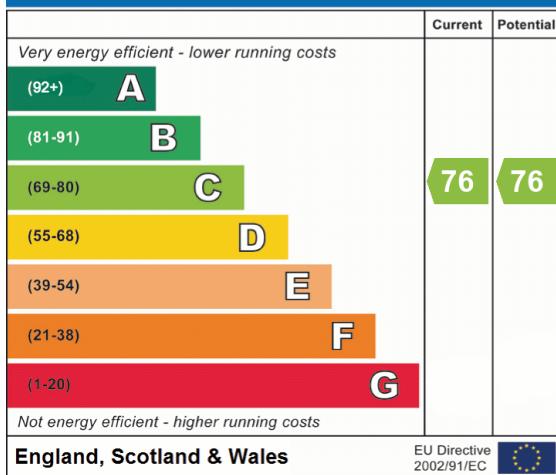
Bedroom

13' 0" x 9' 5" (3.96m x 2.87m)

Bathroom

8' 1" x 7' 11" (2.46m x 2.41m)

Energy Efficiency Rating



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.