

£137,500 Shared Ownership

Brampton House, 17 Albatross Way, London SE16 7EB



- Guideline Minimum Deposit £13,750
- Ground Floor with Terrace on Two Sides
- Dual Aspect Reception Room
- Bathroom plus En-Suite Shower Room
- Communal Garden and Roof Terrace
- Guide Min Income Dual £71.4k | Single £82.5k
- Approx. 698 Sqft Gross Internal Area
- Semi-Open-Plan Kitchen
- Concierge and Residents' Gym
- Minutes from Canada Water Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £550,000). No Onward Chain. A great chance to buy a two-bedroom, shared-ownership apartment in this convenient location. The smartly-presented property, recently redecorated throughout is on the ground floor and has a dual-aspect reception room with sliding door that leads out to a wrap-around terrace. The semi-open-plan kitchen features sleek, white units, contrasting worktops and integrated appliances. There is a spacious main bedroom with newly refurbished en-suite shower room plus a second, comfortable, double bedroom and a good-sized bathroom (also recently refurbished) with combined overhead/hand-held shower. A large storage/utility cupboard has been provided in the entrance hallway and well insulated walls, modern double glazing and a communal heating/hot water system make for a good energy-efficiency rating. Residents of the Maple Quays development can make use of the 24 hour Concierge, gymnasium, well-tended communal gardens and a roof terrace that provides a view of the city skyline. Canada Water Station, for Jubilee Line and London Overground services, is just minutes away.

Housing Association: Clarion.

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

Minimum Share: 25% (£137,500). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £956.41 per month (subject to annual review).

Service Charge: £387.29 per month (subject to annual review).

Guideline Minimum Income: Dual - £71,400 | Single - £82,500 (based on minimum share and 10% deposit).

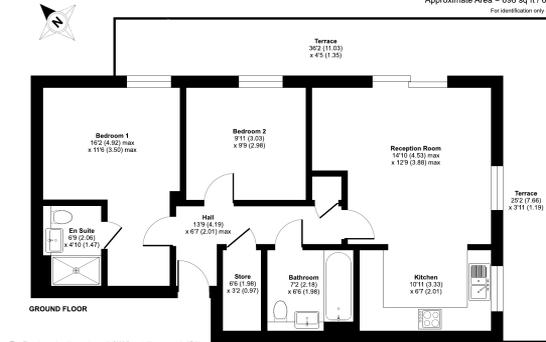
Council Tax: Band E, London Borough of Southwark. Priority is given to applicants living and/or working in this local authority.

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 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

Albatross Way, London, SE16

Approximate Area = 698 sq ft / 64.8 sq m
For information only. Not to scale



Plan prepared in accordance with RICS Property Measurement 2nd Edition. Prepared using the Professional Property Measurement Standards (PPMS) Reader tool. Produced by Urban Moves. REF: 1426427

GROUND FLOOR

Entrance Hall

13' 9" x 6' 7" max. (4.19m x 2.01m)

Reception Room

14' 10" max. x 12' 9" max. (4.53m x 3.88m)

Kitchen

10' 11" x 6' 7" (3.33m x 2.01m)

Bedroom 1

16' 2" max. x 11' 6" max. (4.92m x 3.50m)

En-Suite Shower Room

6' 9" max. x 4' 10" max. (2.06m x 1.47m)

Bedroom 2

9' 11" x 9' 9" (3.03m x 2.98m)

Bathroom

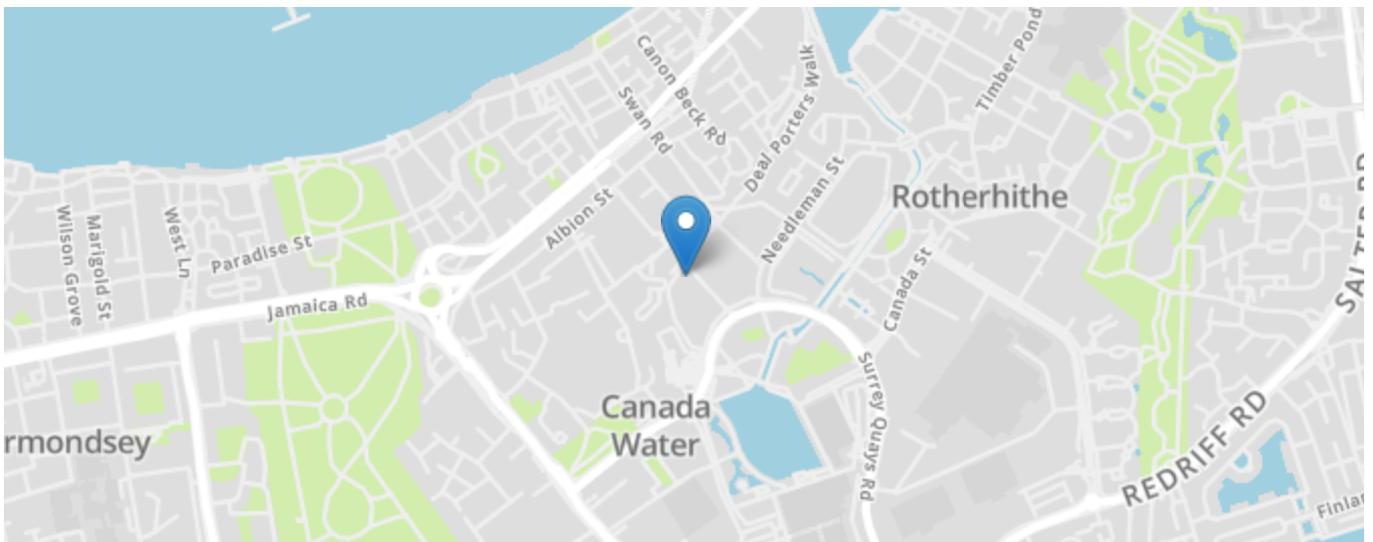
7' 2" max. x 6' 6" max. (2.18m x 1.98m)

Terrace

36' 2" x 4' 5" (11.03m x 1.35m) plus 25' 2" x 3' 11" (7.66m x 1.19m)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	74
(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.