

£175,000 Shared Ownership

Orchard Court, 35 Bell Green, London SE26 4EN



- Guideline Minimum Deposit £17,500
- Fifth Floor (building has a lift)
- Open-Plan Kitchen/Reception Room
- Secure Underground Parking Space
- Guide Min Income Dual £56.3k | Single £64.8k
- Approx. 729 Sqft Gross Internal Area
- Overlooks Communal Courtyard
- Short Walk from Lower Sydenham Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 50% share. Full market value £350,000). A well-proportioned, fifth-floor apartment on the inside of Orchard Courts distinctive curved shape, looking out onto the central courtyard. The reception room is open-plan to a spacious kitchen area. There are two similar-sized double bedrooms and the entrance hallway includes built-in storage/utility cupboards as well as providing access to a stylish bathroom. Well insulated walls, modern double glazing and a communal heating/hot water system make for a good energy-efficiency rating. The apartment comes with use of a secure gated parking space plus access to the communal cycle store. Alternatively, Lower Sydenham Station, for services to Hayes or into London Bridge/Waterloo East/Charing Cross, is only a short walk away. Sydenham Station (London Overground/Mainline) is also within easy reach.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 06/09/2019).

Minimum Share: 50% (£175,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £572.55 per month (subject to annual review).

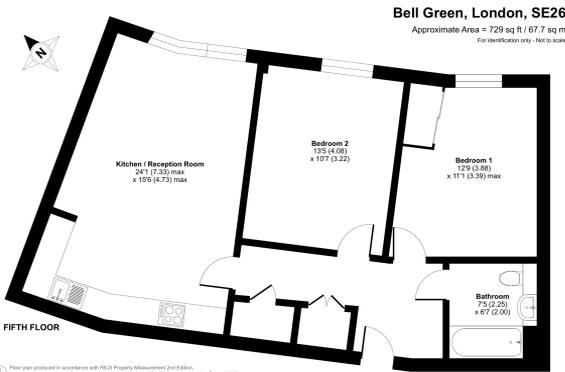
Service Charge: £186.57 per month (subject to annual review).

Guideline Minimum Income: Dual - £56,300 | Single - £64,800 (based on minimum share and 10% deposit).

Council Tax: Band C, 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



FIFTH FLOOR

Entrance Hallway

Reception

24' 1" max. x 15' 6" max. (7.33m x 4.73m)

Kitchen

included in reception measurement

Bedroom 1

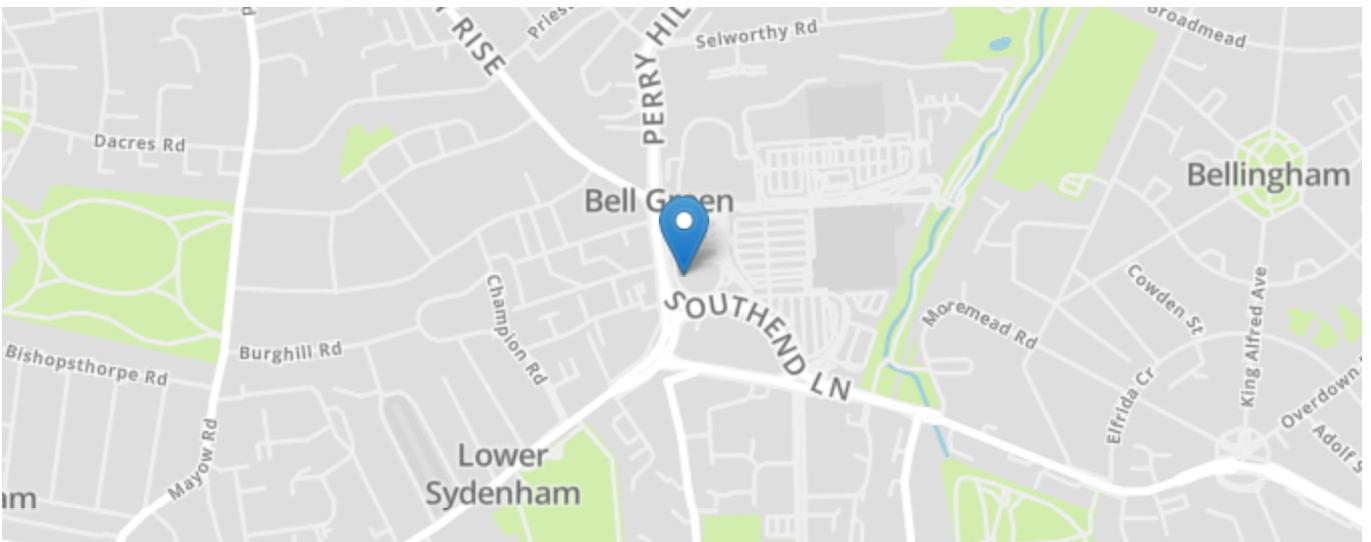
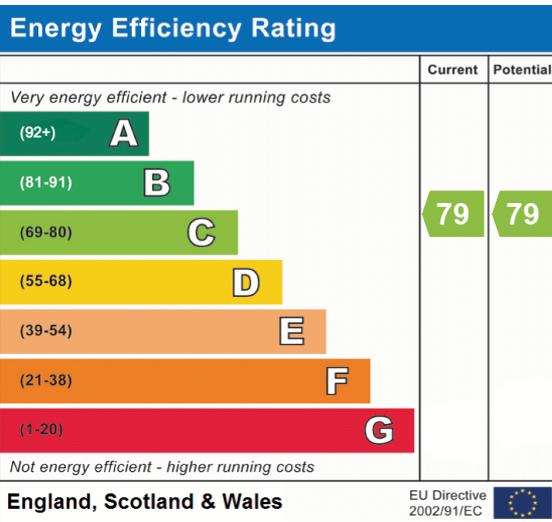
12' 9" x 11' 1" max. (3.88m x 3.39m)

Bedroom 2

13' 5" x 10' 7" (4.08m x 3.22m)

Bathroom

7' 5" max. x 6' 7" max. (2.25m x 2.00m)



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.