

£72,500 Shared Ownership

Orchard Court, 35 Bell Green, London SE26 4EN



- Guideline Minimum Deposit £7,250
- Second Floor (building has a lift)
- South East Facing
- Open Plan Kitchen/Reception Room
- Spacious Bathroom
- Guide Min Income Dual £38.5k | Single £44.7k
- Approx. 652 Sqft Gross Internal Area
- Corner Balcony plus Two Juliette Balconies
- Fitted Wardrobe in Bedroom
- Short Walk from Lower Sydenham Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £290,000). This generously-sized and smartly-presented apartment is on the second floor and has a twenty-one-foot reception room with open-plan kitchen area. A door leads from the living area out onto a south-east-facing balcony. The bedroom is large and includes a built-in wardrobe plus an additional Juliette balcony. The naturally-lit bathroom is also very spacious and features attractive, marble-style tiles. A pair of storage/utility cupboards have been provided in the entrance hall and the energy-efficiency rating is good, thanks to well insulated walls, modern double glazing and a communal heating/hot water system. Orchard Court has a communal courtyard and is only a short walk from Lower Sydenham Station, for services to Hayes or into London Bridge/Waterloo East/Charing Cross. 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 28/06/2019).

Minimum Share: 25% (£72,500). The housing association will expect that you will purchase the largest share affordable.

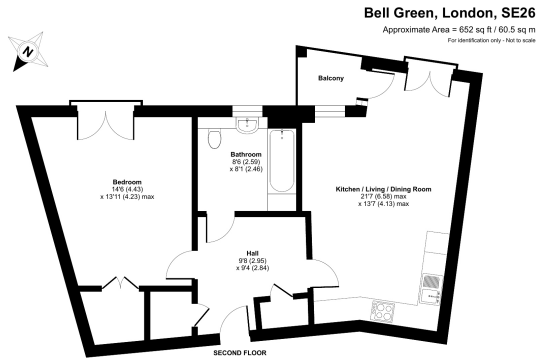
Shared Ownership Rent: £678.65 per month (subject to annual review).

Service Charge: £198.76 per month (subject to annual review).

Guideline Minimum Income: Dual - £38,500 | Single - £44,700 (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). There is no parking space offered with this property.



Plan also produced in accordance with RICS Property Measurement 2nd Edition, Approved Residential Property Measurement Standards (APRS) November 2018, Produced by Urban Moves, REF: 142802

DIMENSIONS

SECOND FLOOR

Entrance Hall
9' 8" x 9' 4" (2.95m x 2.84m)

Reception
21' 7" max. x 13' 7" max. (6.58m x 4.13m)

Balcony

Kitchen
included in reception measurement

Bathroom
8' 6" x 8' 1" (2.59m x 2.46m)

Bedroom
14' 6" x 13' 11" max. (4.43m x 4.23m)

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