

## £190,000 Shared Ownership

Lambourne House, Apple Yard, London SE20 8FW



- Guideline Minimum Deposit £19,000
- Second Floor (building has a lift)
- Reception plus Kitchen/Dining Room
- Stylish Bathroom
- Parking Space
- Guide Min Income Dual £63.8k | Single £73.5k
- Approx. 713 Sqft Gross Internal Area
- Balcony Overlooking Communal Garden
- Very Good Energy Efficiency Rating
- Short Walk to Anerley Station

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 50% share. Full market value £380,000). An attractive, second-floor apartment which has a twenty-foot kitchen/dining room featuring integrated appliances plus a reception room that opens onto a balcony overlooking the neatly-tended communal garden. There is a spacious main bedroom plus a second comfortable double bedroom and a stylish bathroom. Useful built-in storage/utility cupboards have been provided in the entrance hallway and well insulated walls, high performance glazing and a communal heating/hot water system all contribute towards a very good energy-efficiency rating. Lambourne House is part of a recently-constructed development with communal cycle store and a car park which includes a space for this apartment. Alternatively, Anerley Station, for London Overground plus Southern services between East Croydon and London Bridge is only a short walk away. Crystal Palace Station and the nearby park are also within easy reach.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 24/06/2019).

**Minimum Share:** 50% (£190,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £586.36 per month (subject to annual review).

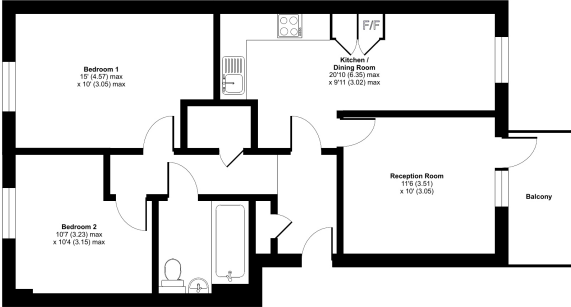
**Service Charge:** £277.19 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £63,800 | Single - £73,500 (based on minimum share and 10% deposit).

**Council Tax:** Band C, London Borough of Bromley. 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).

**Apple Yard, London, SE20**  
Approximate Area = 713 sq ft / 66.2 sq m  
Fig. illustrative only - Not to scale



Certified Energy Meter  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) (Residential) - 1st Edition  
Produced by Urban Moves - REF: 887263

## DIMENSIONS

### SECOND FLOOR

#### Entrance Hallway

#### Reception Room

11' 6" x 10' 0" (3.51m x 3.05m)

#### Balcony

#### Kitchen / Dining Room

20' 10" max. x 9' 11" max. (6.35m x 3.02m)

#### Bedroom 1

15' 0" max. x 10' 0" max. (4.57m x 3.05m)

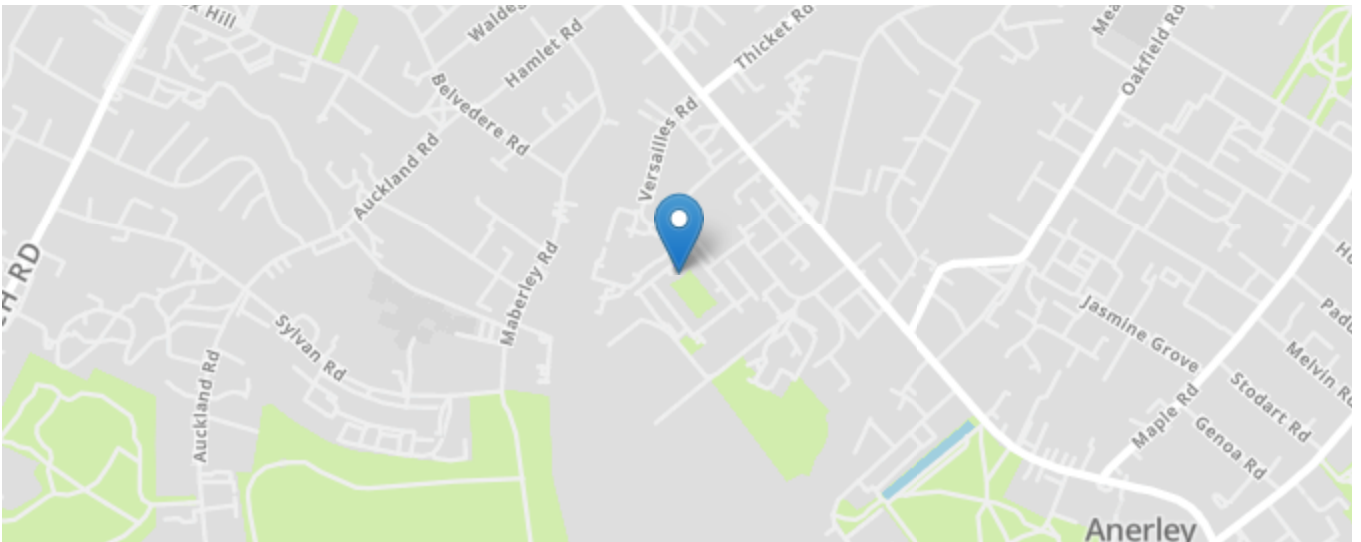
#### Bedroom 2

10' 7" max. x 10' 4" max. (3.23m x 3.15m)

#### Bathroom

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	86	86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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.