

## £240,000 Shared Ownership

Ferndale Crescent, Carshalton, London SM5 2FN



- Guideline Minimum Deposit £24,000
- Second (Top) Floor
- Semi-Open-Plan Kitchen/Reception Room
- Two Good-Sized Double Bedrooms
- Communal Parking
- Guide Min Income Dual £53.2k | Single £61k
- Approx. 768 Sqft Gross Internal Area
- South-East-Facing Balcony
- Good Energy-Efficiency Rating
- Walking Distance to Hackbridge Station

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 75% share. Full market value £320,000). A stylishly-presented, two-bedroom flat on the top (second) floor of this modern development. The south-east-facing property has a good-sized reception room with semi-open-plan kitchen and a door that leads out onto the balcony. There is a large main bedroom plus a second double bedroom which features attractive wood panelling. The bathroom is spacious and a pair of storage/utility cupboards have been provided in the entrance hall. Well insulated walls and roof, modern double glazing and a communal heating/hot water system make for a good energy-efficiency rating. Hackbridge is the nearest station and is a comfortable walking distance or short cycle ride away. Carshalton Station is also within easy reach. The development has communal parking.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 01/01/2014).

**Share Available:** 75% (£240,000).

**Shared Ownership Rent:** £173.38 per month (subject to annual review).

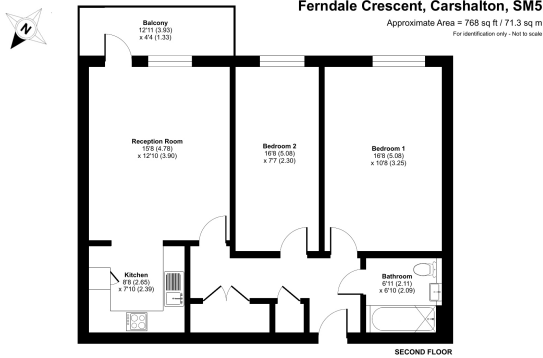
**Service Charge:** £146.82 per month (subject to annual review).

**Ground Rent:** £250.00 for the year.

**Guideline Minimum Household Income:** Dual - £53,200 | Single - £61,000 (based on minimum share and 10% deposit).

**Council Tax:** Band C, London Borough of Sutton. Priority may be given to applicants that currently live and/or work 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).



1 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) Residential. © Urbanmoves 2020. Produced by Urban Moves. REF: 1474879

## DIMENSIONS

### SECOND FLOOR

#### Entrance Hall

**Reception Room**  
15' 8" x 12' 10" (4.78m x 3.90m)

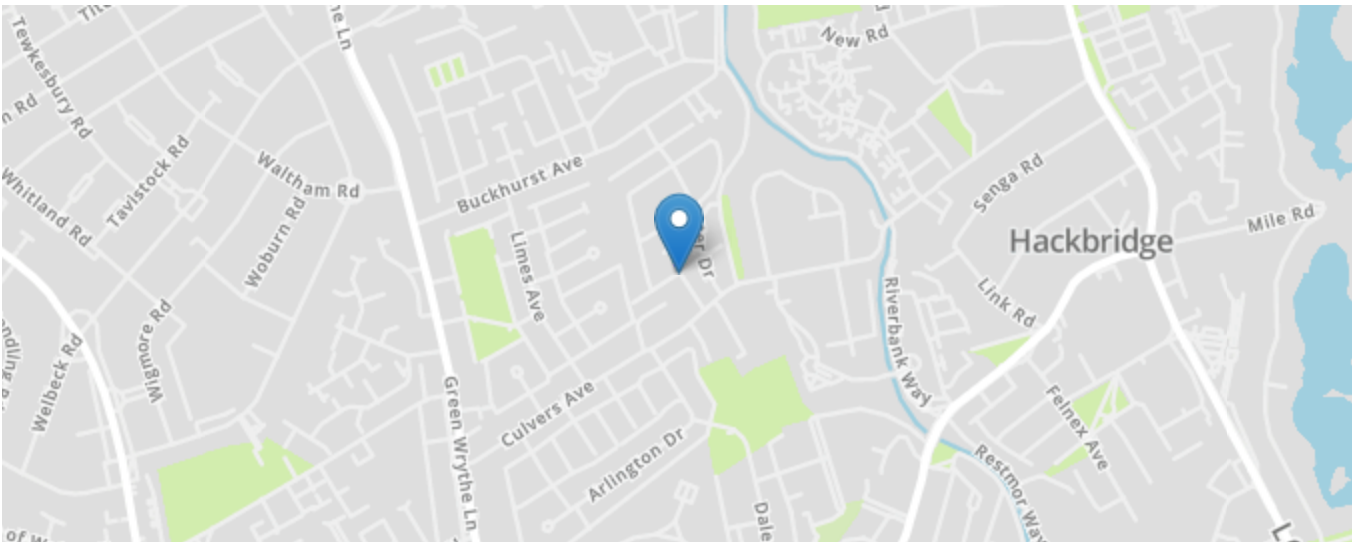
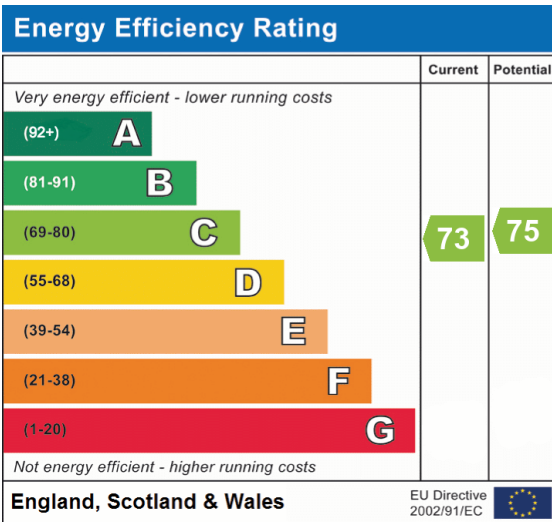
**Balcony**  
12' 11" x 4' 4" (3.93m x 1.33m)

**Kitchen**  
8' 8" x 7' 10" (2.65m x 2.39m)

**Bedroom 1**  
16' 8" x 10' 8" (5.08m x 3.25m)

**Bedroom 2**  
16' 8" x 7' 7" (5.08m x 2.30m)

**Bathroom**  
6' 11" max. x 6' 10" max. (2.11m x 2.09m)



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.