

£100,000 Shared Ownership

Angel Heights, 3 Poplar Walk, Croydon, London CR0 1LZ



- Guideline Minimum Deposit £10,000
- Ninth Floor (building has two lifts)
- Open Plan Kitchen/Dining/Reception Room
- Bathroom plus En-Suite Shower Room
- Minutes from West Croydon Station
- Guide Min Income Dual £51.6k | Single £59.2k
- Approx. 786 Sqft Gross Internal Area
- Winter Garden/Second Living Room
- Very Good Energy Efficiency Rating
- East Croydon Station Also Within Easy Reach

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £400,000). This beautifully-presented apartment is on the ninth floor of a recently-constructed development just minutes from West Croydon Station. The property has a spacious reception room with attractive flooring and an open-plan kitchen featuring stylish, handle-less units and integrated appliances. Just off the main reception is a second room which could be considered a winter garden but is currently arranged as an elegant, additional, living area. There is a dual-aspect main bedroom with naturally-lit, en-suite shower room plus a generously-sized second double bedroom and a sleek, high-spec bathroom. A pair of 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. The Whitgift and Centrale shopping centres are very close, as are a host of other stores. East Croydon Station, for rail services to an extensive range of destinations, is also just a short walk away.

Housing Association: Clarion.

Tenure: Leasehold (990 years from 01/01/2024).

Minimum Share: 25% (£100,000). The housing association will expect that you will purchase the largest share affordable.

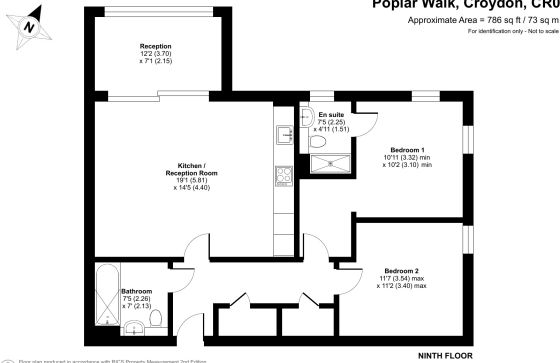
Shared Ownership Rent: £787.74 per month (subject to annual review).

Service Charge: £267.93 per month (subject to annual review).

Guideline Minimum Income: Dual - £51,600 | Single - £59,200 (based on minimum share and 10% deposit).

Council Tax: Band D, London Borough of Croydon. 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 not permitted (except assistance animals). There is no parking space offered with this property.



1 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Practice Measurement Standards (IPMS) (November 2018). Produced by Urban Moves, REF: 147113

DIMENSIONS

NINTH FLOOR

Entrance Hallway

Bathroom

7' 5" max. x 7' 0" max. (2.26m x 2.13m)

Reception

19' 1" x 14' 5" (5.81m x 4.40m)

Kitchen

included in reception measurement

Winter Garden/Additional Living Room

12' 2" x 7' 1" (3.70m x 2.15m)

Bedroom 1


10' 11" min. x 10' 2" min. (3.32m x 3.10m)

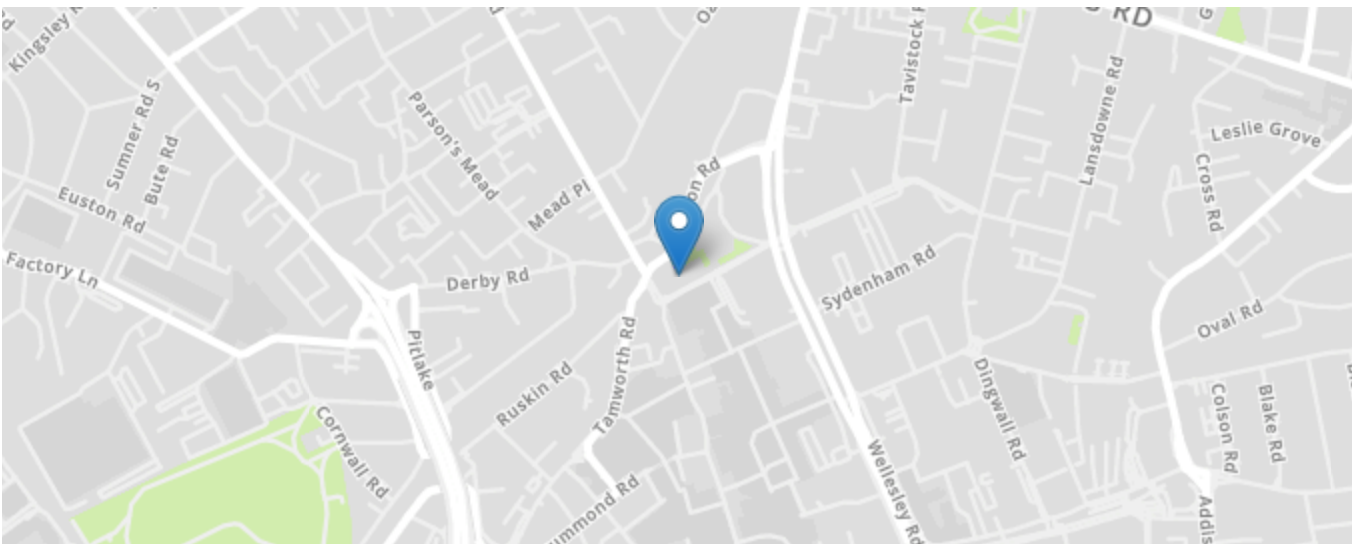
En-Suite Shower Room

7' 5" max. x 4' 11" max. (2.26m x 1.50m)

Bedroom 2

11' 7" max. x 11' 2" max. (3.54m x 3.40m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	86	86
(69-80)	C		
(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.