

£77,500 Shared Ownership

Cushing House, 4 Russell Hill, Purley, London CR8 2FW



- Guideline Minimum Deposit £7,750
- Ground Floor
- Open Plan Kitchen/Reception Room
- Hallway Utility Cupboard
- South Facing Balcony/Patio
- Guide Min Income Dual £36.8k | Single £43k
- Approx. 604 Sqft Gross Internal Area
- Spacious and Stylish Bathroom
- Very Good Energy Efficiency Rating
- Short Walk from Purley Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £310,000). This smartly-presented flat is on the ground floor of a recently-constructed development on Russell Hill. The property has a twenty-one-foot reception room with open-plan kitchen area featuring stylish, handle-less units and integrated appliances. Double doors lead out onto a south-facing balcony/patio. There is a generously-sized bedroom, a hallway utility cupboard and a spacious and attractive bathroom. Well insulated walls and floor, high performance glazing and a modern gas central heating have resulted in a very good energy-efficiency rating. Cushing House is just a short walk from Purley Station for rail services to a number of destinations including London Bridge, Victoria or Gatwick Airport.

Housing Association: Clarion.

Tenure: Leasehold (250 years from 08/03/2023).

Minimum Share: 25% (£77,500). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £687.67 per month (subject to annual review).

Service Charge: £118.49 per month (subject to annual review).

Guideline Minimum Income: Dual - £36,800 | Single - £43,000 (based on minimum share and 10% deposit).

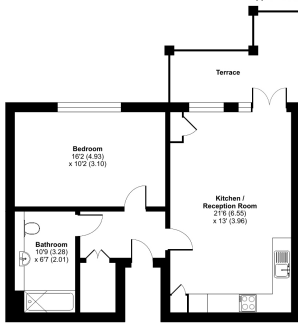
Council Tax: Band C, London Borough of Croydon. Priority is given to applicants living and/or working in this local authority.

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.



Russell Hill, Purley, CR8

Approximate Area = 604 sq ft / 56.1 sq m
For identification only - Not to scale



GROUND FLOOR

① Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
Incorporating International Property Measurement Standards (IPMS Residential).
Produced for Urban Moves. REF: 149555

DIMENSIONS

GROUND FLOOR

Entrance Hall

Reception

21' 6" x 13' 0" (6.55m x 3.96m)

Kitchen

included in reception measurement

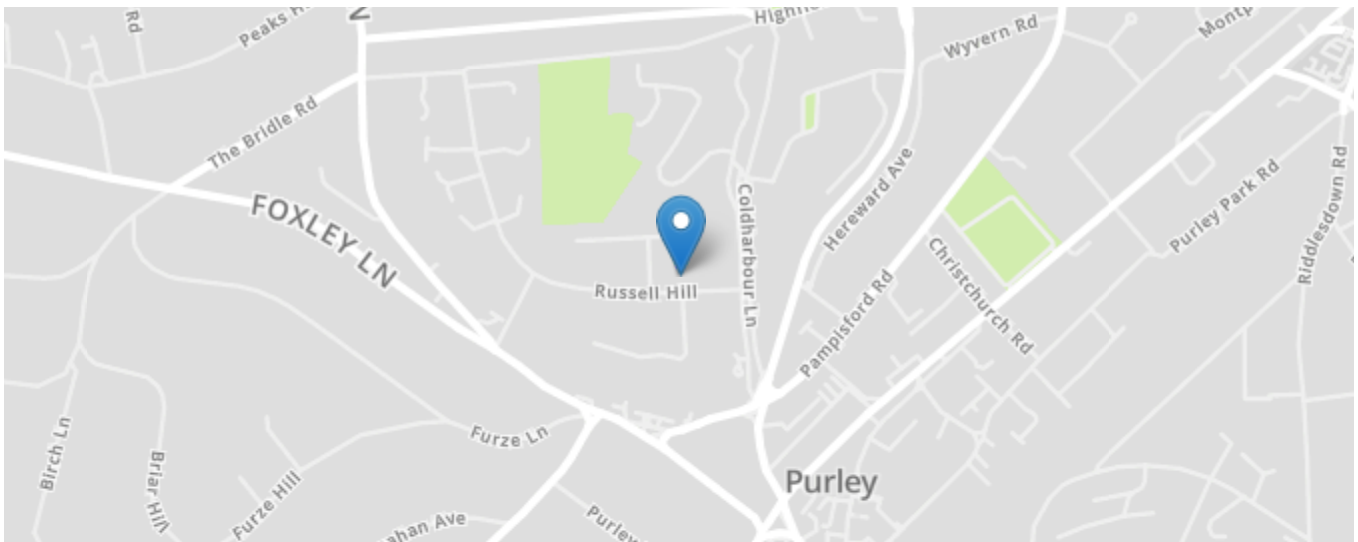
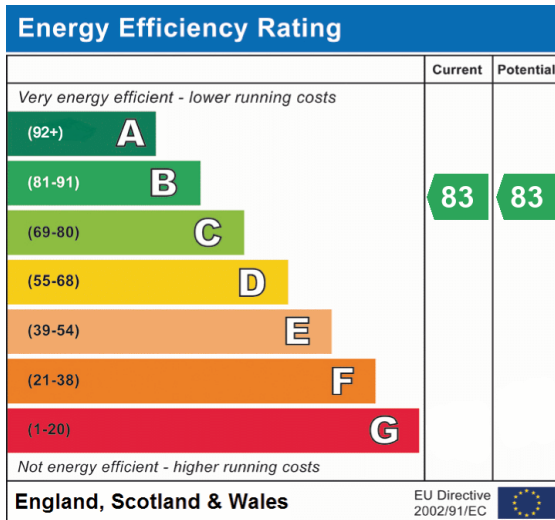
Terrace

Bedroom

16' 2" x 10' 2" (4.93m x 3.10m)

Bathroom

10' 9" max. x 6' 7" max. (3.28m x 2.01m)



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.