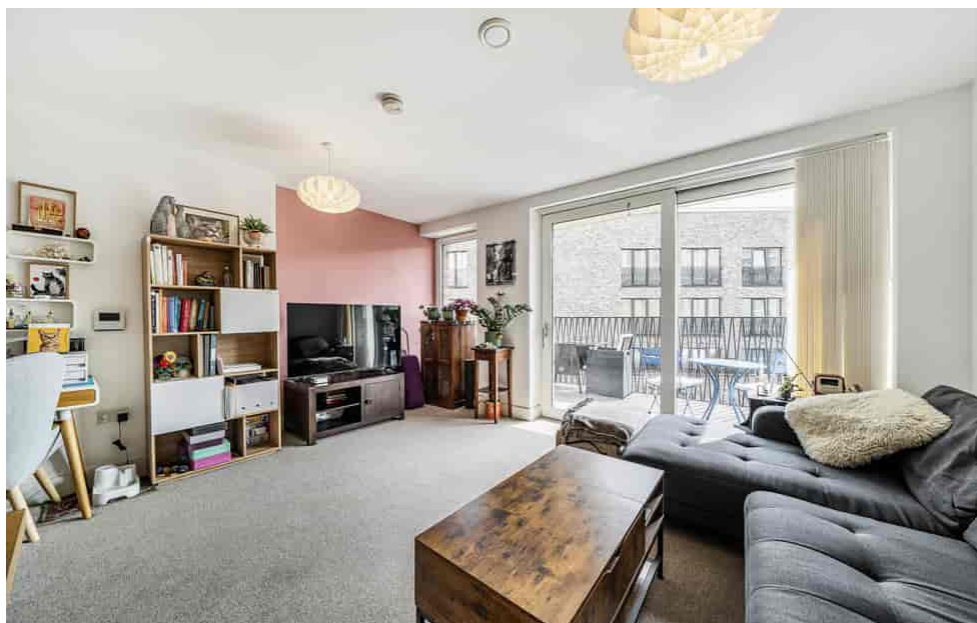


£273,000 Shared Ownership

15 Buckstone Apartments, 140 Blackfriars Road, London SE1 8BW



- Guide Dual Income £85.4k 20% deposit £54.6k
- Third Floor (building has a lift)
- Spacious and Stylish Bathroom
- Very Good Energy Efficiency Rating
- Short Walk to Waterloo/Southwark
- Guide Single Income £87.1k 35% deposit £95.6k
- Approx. 893 Sqft Gross Internal Area
- Rear Facing Balcony
- Concierge and Communal Terrace
- Easy Access to Many Central Locations

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £780,000). A great chance to buy a shared-ownership apartment in such a central and desirable location. The smartly-presented, two-bedroom property is on the third floor and has a reception room with sleek, open-plan kitchen area and a sliding door leading out onto an east (rear) facing balcony. There is a generously-sized main bedroom, with fitted, mirror-fronted wardrobe, plus a second bedroom which includes a large, built-in storage cupboard. The bathroom is spacious and stylish. Well-insulated walls, high performance glazing and a communal heating/hot water system all contribute towards a very good energy-efficiency rating. Buckstone Apartments is an impressive, modern development with an attractive entrance and communal areas. Waterloo Station and Southwark Station are close by and the curve of the Thames means that a considerable stretch of both the south and north banks of the river are within comfortable walking distance. Residents can make use of a 24-hour concierge service, secure basement cycle storage and a terrace at second floor level.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/03/2018).

Minimum Share: 35% (£273,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £687.27 per month (subject to annual review).

Service Charge: £425.71 per month (subject to annual review).

Ground Rent: £250.00 for the year.

Guide Line Minimum Income: Dual - £85,400 (minimum share, 20% deposit) | Single - £87,100 (minimum share, 35% deposit).

Council Tax: Band E, London Borough of Southwark. 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.

DIMENSIONS

THIRD FLOOR

Entrance Hall

15' 0" max. x 8' 6" max. (4.57m x 2.59m)

Reception

20' 11" max. x 15' 6" max. (6.38m x 4.72m)

Kitchen

included in reception measurement

Balcony

14' 6" x 6' 1" (4.43m x 1.85m)

Bedroom 1

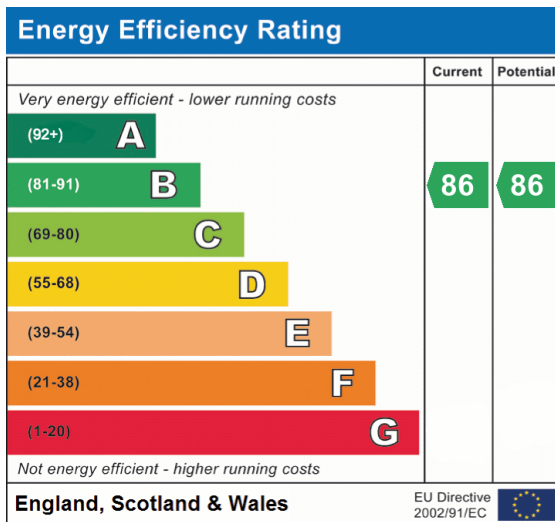
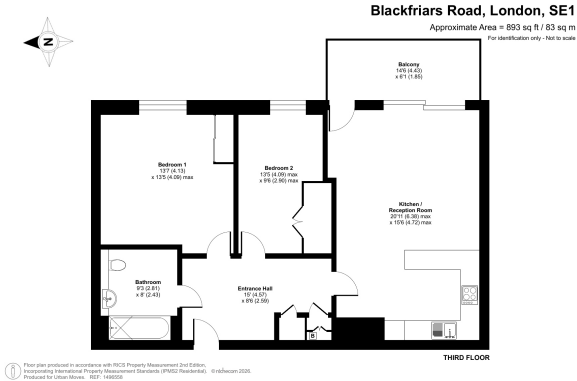
13' 7" x 13' 5" max. (4.13m x 4.09m)

Bedroom 2

13' 5" max. x 9' 6" max. (4.09m x 2.90m)

Bathroom

9' 3" max. x 8' 0" max. (2.81m x 2.43m)



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.