

£110,250 Shared Ownership

Emerald House, 24 Homefield Rise, Orpington, London BR6 0FL



- Guideline Minimum Deposit £11,025
- First Floor (building has a lift)
- Good-Sized Reception Room
- Very Good Energy Efficiency Rating
- Close to Orpington High Street
- Guide Min Income Dual £39.3k | Single £45.6k
- Approx. 551 Sqft Gross Internal Area
- Stylish, Open-Plan Kitchen
- Balcony
- Short Walk from Orpington Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £315,000). A spacious and smartly-presented apartment on the first floor of this recently-constructed development. The property has a twenty-eight-foot reception room with attractive flooring and a stylish, open-plan kitchen featuring handle-less units and integrated appliances. A door leads from the living area out onto a glass-fronted balcony. There is a good-sized bedroom, a simple, modern bathroom and a utility cupboard has been provided in the entrance hallway. Demanding insulation standards, high performance glazing and gas central heating have resulted in a very good energy-efficiency rating. The apartment is conveniently close to the extensive range of shops and other amenities on or around Orpington High Street. Orpington Station, which offers rail services to a number of destinations including in to Victoria, London Bridge, Charing Cross and Cannon Street, is only a short walk away.

Housing Association: Clarion.

Tenure: Leasehold (990 years from 30/09/2024).

Minimum Share: 35% (£117,250). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £540.73 per month (subject to annual review).

Service Charge: £149.49 per month (subject to annual review).

Guideline Minimum Income: Dual - £39,300 | Single - £45,600 (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). There is no parking space offered with this property.

DIMENSIONS

FIRST FLOOR

Entrance Hallway

10' 11" max. x 10' 1" max. (3.33m x 3.07m)

Bathroom

6' 10" max. x 6' 10" max. (2.08m x 2.08m)

Bedroom

17' 2" max. x 9' 0" max. (5.23m x 2.74m)

Utility Cupboard

5' 6" x 3' 3" (1.68m x 0.99m)

Reception

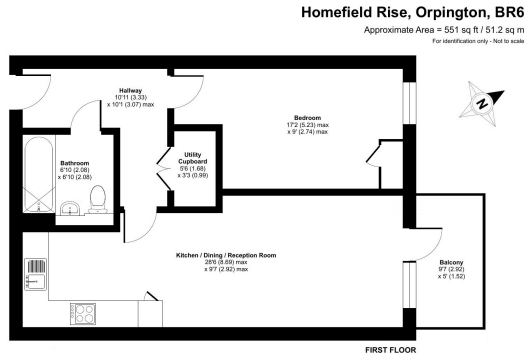
28' 6" max. x 9' 7" max. (8.69m x 2.92m)

Kitchen

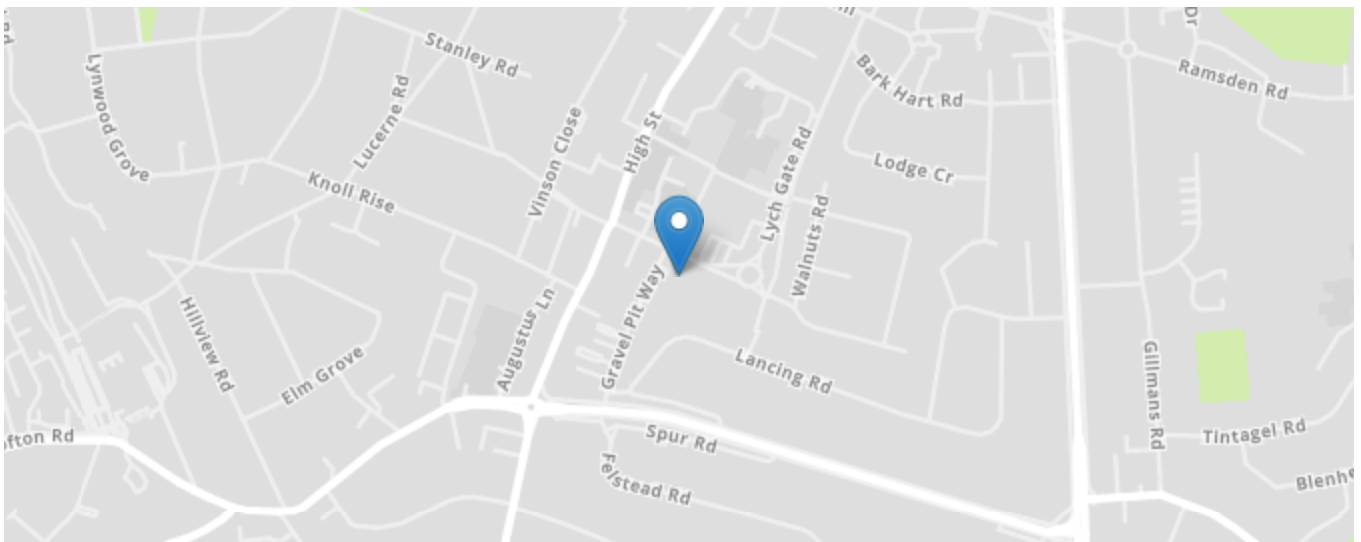
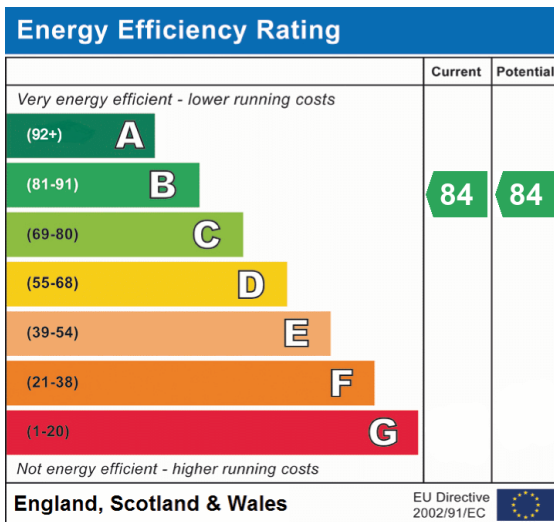
included in reception measurement

Balcony

9' 7" x 5' 0" (2.92m x 1.52m)



1 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS). Produced for Urban Moves. REF: 1015115. ©Urbanmoves 2024.



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.