urban moves
ALL THE RIGHT VALUES

£288,000 Shared Ownership

Megan Court, 29 Pomeroy Street, London SE14 5BW






- Guide Dual Income £82.8k 10% deposit £28.8
- Second Floor (building has a lift)
- Spacious, Open-Plan Kitchen/Reception
- Two Good-Sized Double Bedrooms
- Good Energy Efficiency Rating
- Guide Single Income £87.6k 20% deposit £57.6k
- Approx. 854 Sqft Gross Internal Area
- Balcony
- Stylish Bathroom
- Short Walk from Queens Road Peckham Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 60% share. Full market value £480,000). This well-presented apartment is on the second floor and has a spacious reception room with a door that leads out onto the rear (east) facing balcony. The open-plan kitchen area features sleek, cream-coloured units and integrated appliances. There is a generously-sized main bedroom, with fitted wardrobe, plus a second, comfortable, double bedroom and a simple yet stylish bathroom. A large, built-in storage/utility cupboard has been provided in the entrance hallway and modern insulation standards combined with gas central heating make for a good energy-efficiency rating. Megan Court is set back from the road and has a communal courtyard and a cycle store accessed from the ground-floor lobby. The development is located only a short walk from Queens Road Peckham Station, for London Overground trains plus Southern services between East Croydon/Beckenham Junction and London Bridge.

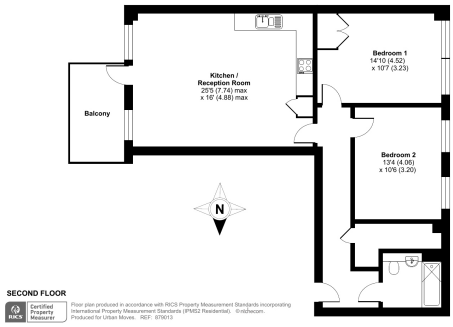
Housing Association: Clarion.
Tenure: Leasehold (125 years from 01/07/2017).
Minimum Share: 60% (£288,000). The housing association will expect that you will purchase the largest share affordable.
Shared Ownership Rent: £701.54 per month (subject to annual review).
Service Charge: £97.40 per month (subject to annual review).
Ground Rent: £250.00 for the year.
Guideline Minimum Income: Dual - £82,800 (based on minimum share and 10% deposit) | Single - £87,600 (based on minimum share and 20% deposit).
Council Tax: Band C, London Borough of Lewisham. Priority is given to applicants living and/or working in this local authority.

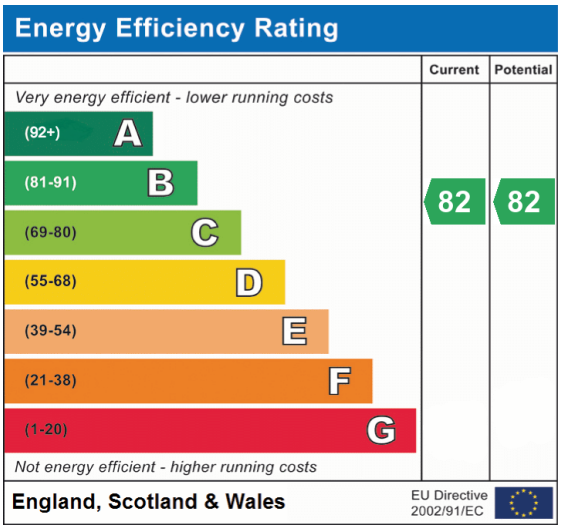
This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are 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.

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Approximate Area = 854 sq ft / 79.3 sq m
For identification only - Not to scale





DIMENSIONS

SECOND FLOOR

Entrance Hallway

Reception
25' 5" max. x 16' 0" max. (7.74m x 4.88m)

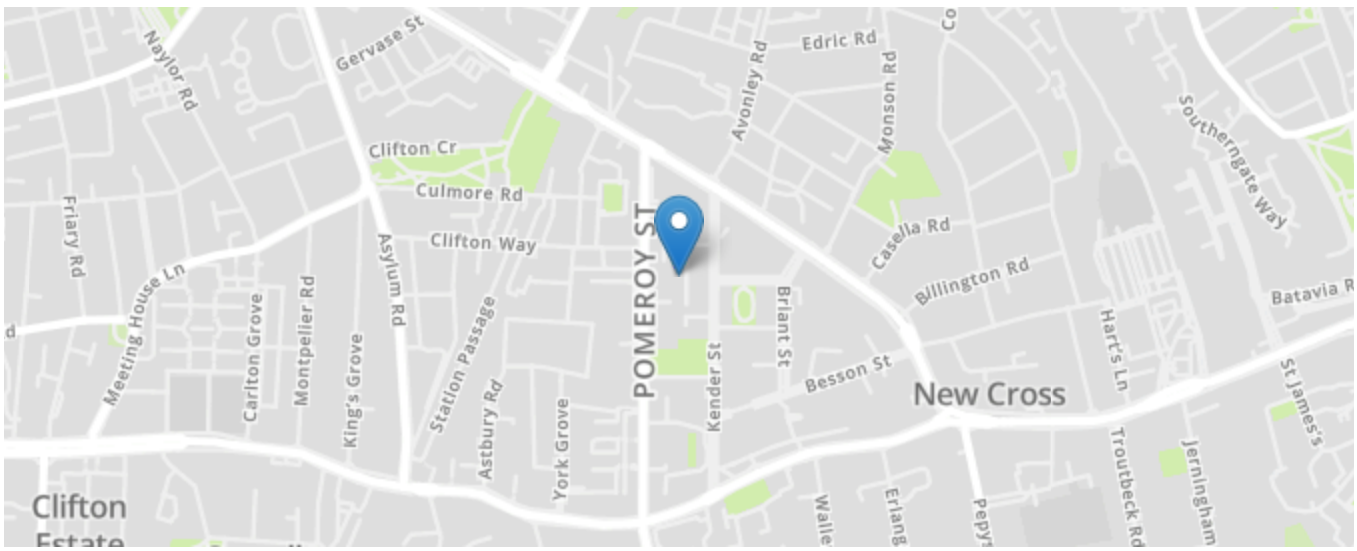
Balcony

Kitchen
included in reception measurement

Bedroom 1
14' 10" x 10' 7" (4.52m x 3.23m)

Bedroom 2
13' 4" x 10' 6" (4.06m x 3.20m)

Bathroom



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.