

£139,500 Shared Ownership

Lambourne House, Apple Yard, London SE20 8FX



- Guideline Minimum Deposit £13,950
- Ground Floor with Private Entrance
- Open Plan Kitchen/Reception Room
- Very Good Energy Efficiency Rating
- Communal Garden
- Guide Min Income Dual £65.8k | Single £75.9k
- Approx. 907 Sqft Gross Internal Area
- Spacious Main Bedroom
- Patio / Balcony
- Allocated, On-Street Parking Space

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 30% share. Full market value £465,000). This generously-sized and smartly-presented apartment is on the ground floor and accessed via a private entrance. The property has a twenty-one-foot reception with open-plan kitchen area featuring sleek, handle-less units and integrated appliances. A glazed door leads from the living area out to a patio/balcony on the south-west side of the building. There is a large main bedroom plus a good-sized second double bedroom and a spacious and stylish bathroom. Lambourne House is part of a recently-constructed development built around an attractive communal garden (plus small public park to the south). Demanding insulation standards, high performance glazing and a communal heating/hot water system have resulted in a very good energy-efficiency rating. The apartment comes with an allocated, on-street parking space plus use of the communal cycle store. Anerley Station, for London Overground is only a short walk away. Crystal Palace Station and the nearby park are also within easy reach.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 24/06/2019).

Minimum Share: 30% (£139,500). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £969.63 per month (subject to annual review).

Service Charge: £222.87 per month (subject to annual review).

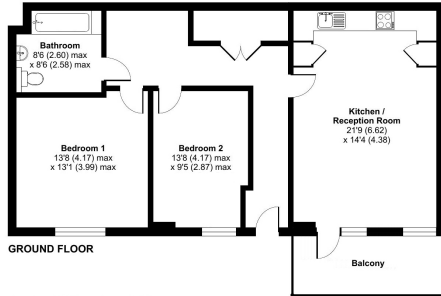
Guideline Minimum Income: Dual - £65,800 | Single - £75,900 (based on minimum share and 10% deposit).

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 can only be obtained once you are the property owner).

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Approximate Area = 907 sq ft / 84.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement (2nd Edition), incorporating International Property Measurement Standards (IPMS Residential), Produced for Urban Moves. REF: 102660

DIMENSIONS

GROUND FLOOR

Entrance Hallway

Reception

21' 9" x 14' 4" (6.62m x 4.38m)

Kitchen

included in reception measurement

Balcony

Bedroom 2

13' 8" max. x 9' 5" max. (4.17m x 2.87m)

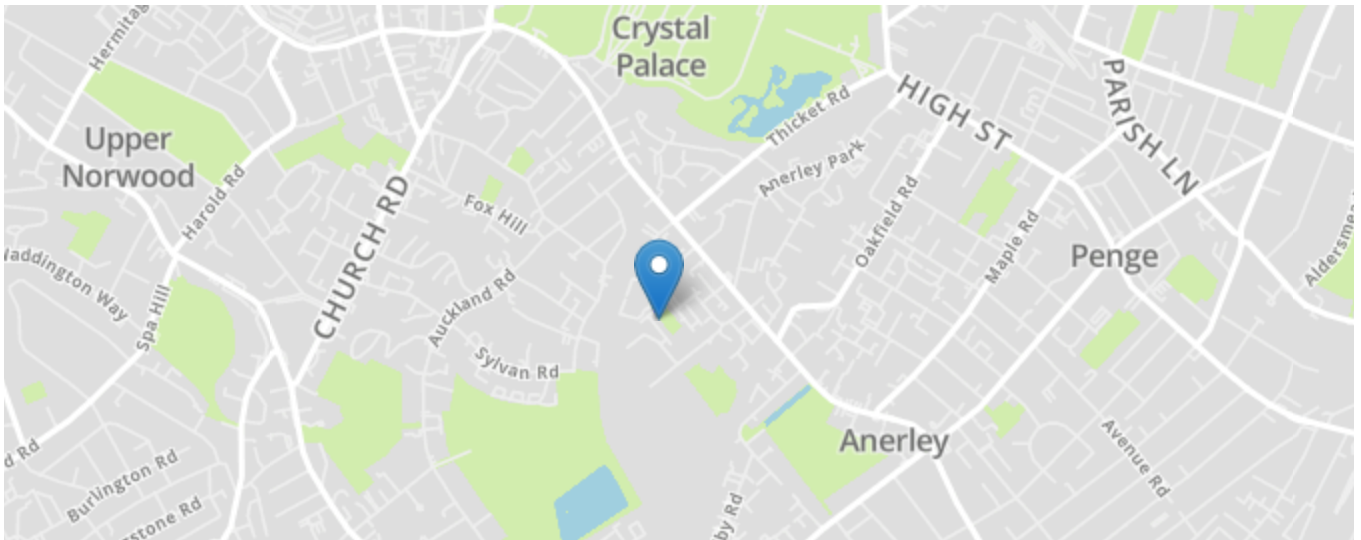
Bedroom 1

13' 8" max. x 13' 1" max. (4.17m x 3.99m)

Bathroom

8' 6" max. x 8' 6" max. (2.60m x 2.58m)

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.