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ALL THE RIGHT VALUES

£73,750 Shared Ownership

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






- Guideline Minimum Deposit £7,375
- Second (Top) Floor
- Open Plan Kitchen/Reception Room
- Built-In Bedroom Wardrobes
- Very Good Energy Efficiency Rating
- Guide Min Income Dual £35k | Single £41.3k
- Approx. 560 Sqft Gross Internal Area
- South Facing Balcony
- Stylish Bathroom
- Short Walk from Purley Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £295,000). An attractive, top-floor flat which has a reception room with double doors that lead out onto a south-facing balcony. The open-plan kitchen area features stylish, handle-less units and integrated appliances. There is a bank of built-in wardrobes in the bedroom, a hallway storage/utility cupboard and a sleek, naturally-lit bathroom. Well insulated walls and roof, high performance glazing and gas central heating all contribute towards a very good energy-efficiency rating. Cushing House is a recently-constructed development on Russell Hill. Purley Station, for rail services to a number of destinations including London Bridge, Victoria or Gatwick Airport, is only a short walk away.

Housing Association: Clarion.
Tenure: Leasehold (250 years from 12/05/2023).
Minimum Share: 25% (£73,750). The housing association will expect that you will purchase the largest share affordable.
Shared Ownership Rent: £677.47 per month (subject to annual review).
Service Charge: £106.21 per month (subject to annual review).
Guideline Minimum Income: Dual - £35,000 | Single - £41,300 (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. There is no parking space offered with this property.

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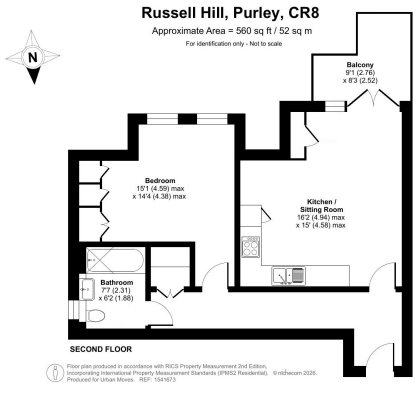
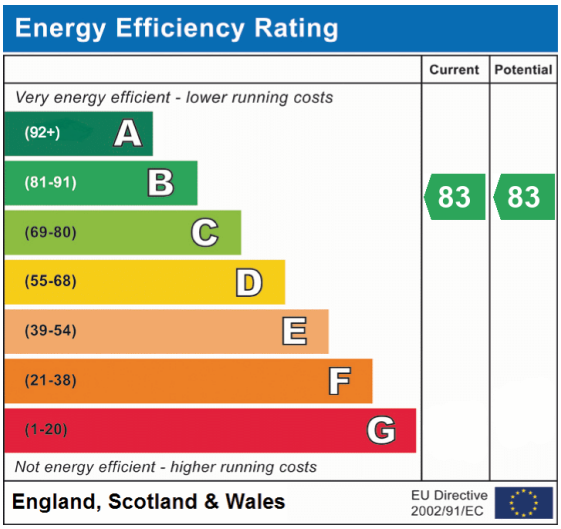




DIMENSIONS

SECOND FLOOR

Entrance Hallway

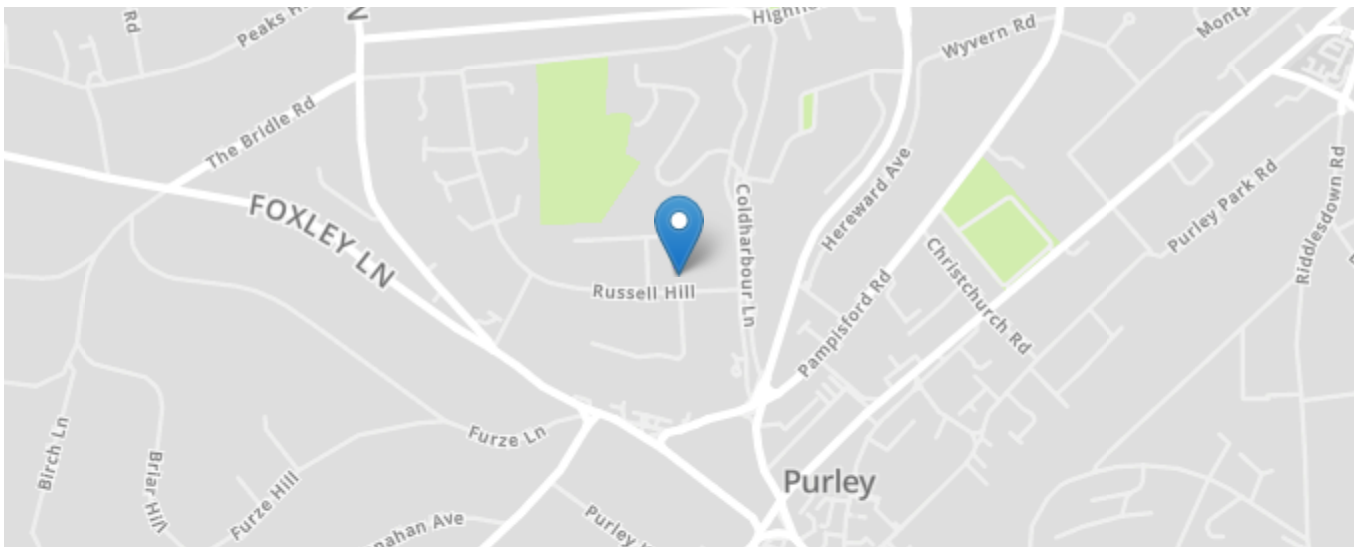
Reception
16' 2" max. x 15' 0" max. (4.94m x 4.58m)

Kitchen
included in reception measurement

Balcony
9' 1" max. x 8' 3" max. (2.76m x 2.52m)

Bedroom
15' 1" max. x 14' 4" max. (4.59m x 4.38m)

Bathroom
7' 7" max. x 6' 2" max. (2.31m x 1.88m)



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.