urban moves
ALL THE RIGHT VALUES

£123,000 Shared Ownership

Lambourne House, Apple Yard, London SE20 8FW






- Guideline Minimum Deposit £12,300
- Fourth Floor (building has a lift)
- Reception plus Kitchen/Office Space
- Very Good Energy Efficiency Rating
- Communal Garden
- Guide Min Income Dual £58.8k | Single £67.7k
- Approx. 715 Sqft Gross Internal Area
- South West Facing Balcony
- Parking Space
- Short Walk from Anerley Railway Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 30% share. Full market value £410,000). This smartly-presented apartment is on the fourth floor and has a reception room which opens onto a south-west-facing balcony. The kitchen features sleek, handle-less units, integrated appliances and has been partitioned to provide a home office (floorplan measurements are for the whole room). There is a main bedroom, with wardrobe space, plus a second double bedroom, a stylish bathroom and a large storage/utility cupboard in the entrance hallway. Lambourne House is part of a recently-constructed development with an attractive communal garden. Modern insulation standards, high performance glazing and a communal heating/hot water system have resulted in very good energy-efficiency ratings. The property comes with an allocated parking space and use of the communal cycle store. Anerley Station, for London Overground services, 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% (£123,000). The housing association will expect that you will purchase the largest share affordable.
Shared Ownership Rent: £831.19 per month (subject to annual review).
Service Charge: £277.19 per month (subject to annual review).
Guideline Minimum Income: Dual - £58,800 | Single - £67,700 (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 not permitted (except assistance animals).

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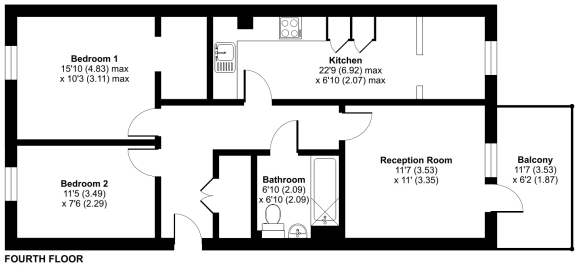
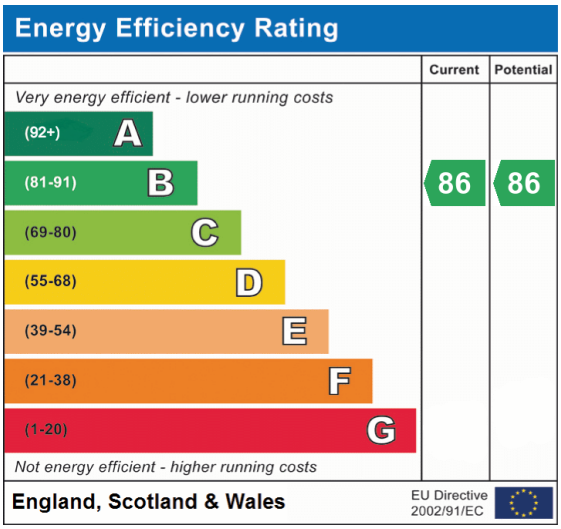
Approximate Area = 715 sq ft / 66.4 sq m
For identification only - Not to scale



FOURTH FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom. Produced for Urban Moves. REF: 1273478



DIMENSIONS

FOURTH FLOOR

Entrance Hallway

Reception Room
11' 7" x 11' 0" (3.53m x 3.35m)

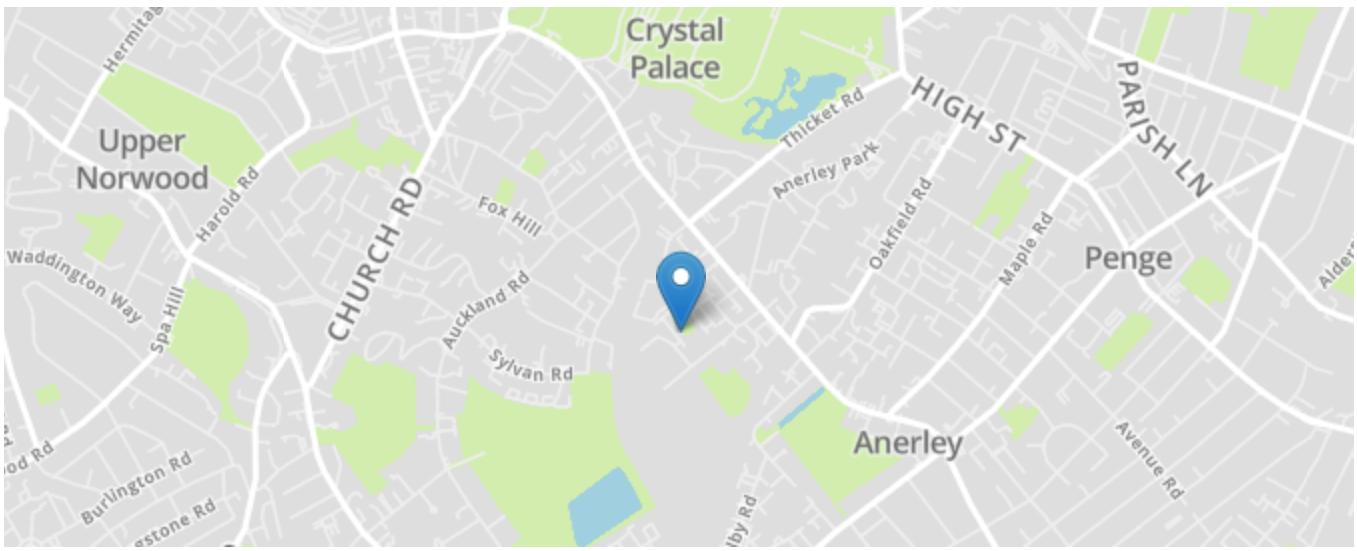
Balcony
11' 7" x 6' 2" (3.53m x 1.88m)

Kitchen / Dining Room
22' 9" max. x 6' 10" max. (6.93m x 2.08m)

Bedroom 1
15' 10" max. x 10' 3" max. (4.83m x 3.12m)

Bedroom 2
11' 5" x 7' 6" (3.48m x 2.29m)

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



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.