urban moves
ALL THE RIGHT VALUES

£147,000 Shared Ownership

Holly Tree Crescent, Carshalton, London SM5 2FB






- Guideline Minimum Deposit £14,700
- Two Storey, End of Terrace House
- Open Plan Kitchen/Reception Room
- Bathroom, Shower Room and Downstairs W.C.
- Rear Garden with Office/Outbuilding
- Guide Min Income Dual £61.2k | Single £70.5k
- Approx. 961 Sqft Gross Internal Area
- Two Good-Sized Double Bedrooms
- Very Good Energy Efficiency Rating
- On-Street Parking Available

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 30% share. Full market value £490,000). This spacious property forms the end of a recently-constructed terrace and has an entrance hall with large, built-in storage/utility cupboard and a downstairs cloakroom/WC. The remainder of the ground floor is devoted to a full-length, open-plan kitchen/reception room with wood flooring, sleek, white units and integrated appliances. Patio doors lead out to a south-west-facing rear garden with office/outbuilding. On the first floor of the house is a main bedroom with en-suite shower room plus a second generously-sized bedroom and an attractive, naturally-lit bathroom. Well insulated walls, roof and floor, high performance and a communal heating/hot water system all contribute towards a very good energy-efficiency rating. The development has communal parking and is also within comfortable walking distance, or a brief bike ride, of the Hackbridge and Carshalton railway stations. Ofsted list several highly-rated schools in the local area.

Housing Association: Clarion.
Tenure: Leasehold (125 years from 01/02/2020). Freehold transferred on 100% ownership.
Minimum Share: 30% (£147,000). The housing association will expect that you will purchase the largest share affordable.
Shared Ownership Rent: £996.89 per month (subject to annual review).
Service Charge: £39.77 per month (subject to annual review).
Guideline Minimum Income: Dual - £61,200 | Single - £70,500 (based on minimum share and 10% deposit).
Council Tax: Band D, London Borough of Sutton. 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.

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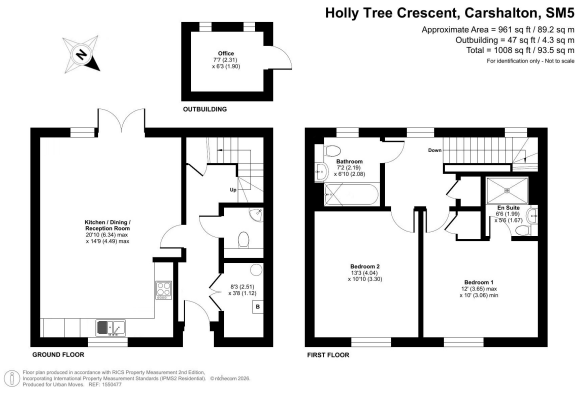
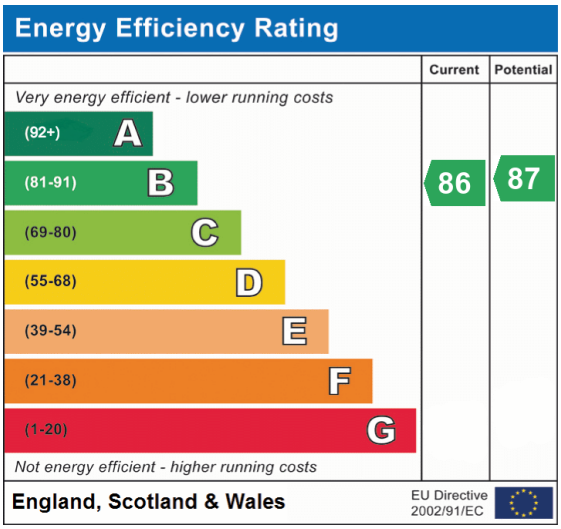




DIMENSIONS

GROUND FLOOR

Entrance Hall

Utility Space
8' 3" x 3' 8" (2.51m x 1.12m)

W.C.

Reception
20' 10" max. x 14' 9" max. (6.34m x 4.49m)

Kitchen
included in reception measurement

FIRST FLOOR

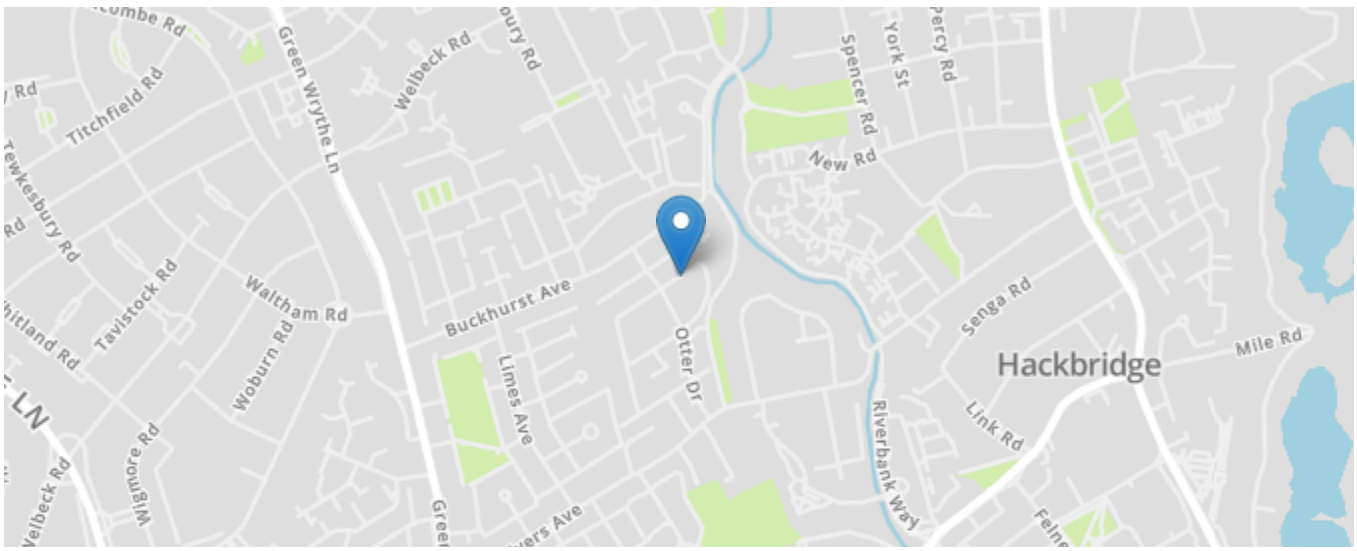
Landing

Bedroom 1
12' 0" max. x 10' 0" min. (3.65m x 3.06m)

En-Suite Shower Room
6' 6" max. x 5' 6" max. (1.99m x 1.67m)

Bedroom 2
13' 3" x 10' 10" (4.04m x 3.30m)

Bathroom
7' 2" max. x 6' 10" max. (2.19m 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.