

£145,000 Shared Ownership

Megan Court, 29 Pomeroy Street, London SE14 5BW



- Guideline Minimum Deposit £14,500
- Ground Floor with Private Entrance
- Semi-Open-Plan Kitchen/Reception Room
- Front and Rear Patios
- Guide Min Income - Dual £74.6k Single £84.5k
- Approx. 983 Sqft Gross Internal Area
- High Performance Glazing
- Short Walk from Queens Road Peckham Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £580,000). A rare chance to buy a three-bedroom, shared-ownership property in London. This ground-floor apartment has a private entrance and there is a glazed door leading from the reception room out to a walled front patio. The semi-open-plan kitchen features sleek, cream units and integrated appliances. There is a large main bedroom with fitted wardrobe and access to a forty-five-foot rear patio. The two remaining bedrooms are good-sized doubles and the bathroom is simple and modern with limestone-style tiles. Well insulated walls and floor, high performance glazing and gas central heating all contribute towards a very good energy-efficiency rating. Megan Court is set back from the road and has a communal courtyard and cycle store. The development is located just a short walk from Queens Road Peckham Station.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 2017).

Minimum Share: 25% (£145,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £1,288.69 per month (subject to annual review).

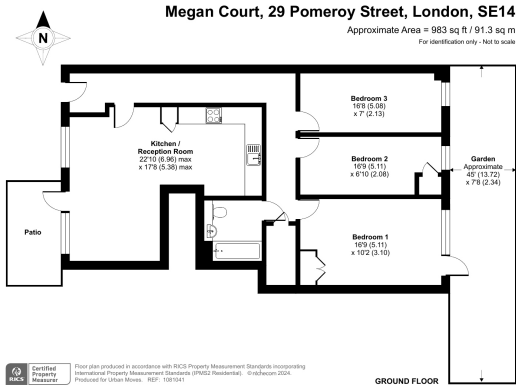
Service Charge: £17.34 per month (subject to annual review).

Ground Rent: £300.00 for the year.

Guideline Minimum Income: Dual - £74,600 | Single - £84,500 (based on minimum share and 10% deposit).

Council Tax: Band D, 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 not permitted (except assistance animals). There is no parking space offered with this property. On-Street parking may be available.



DIMENSIONS

GROUND FLOOR

Front Patio

Reception
22' 10" max. x 17' 8" max. (6.96m x 5.38m)

Kitchen
included in reception measurement

Bedroom 1
16' 9" x 10' 2" (5.11m x 3.10m)

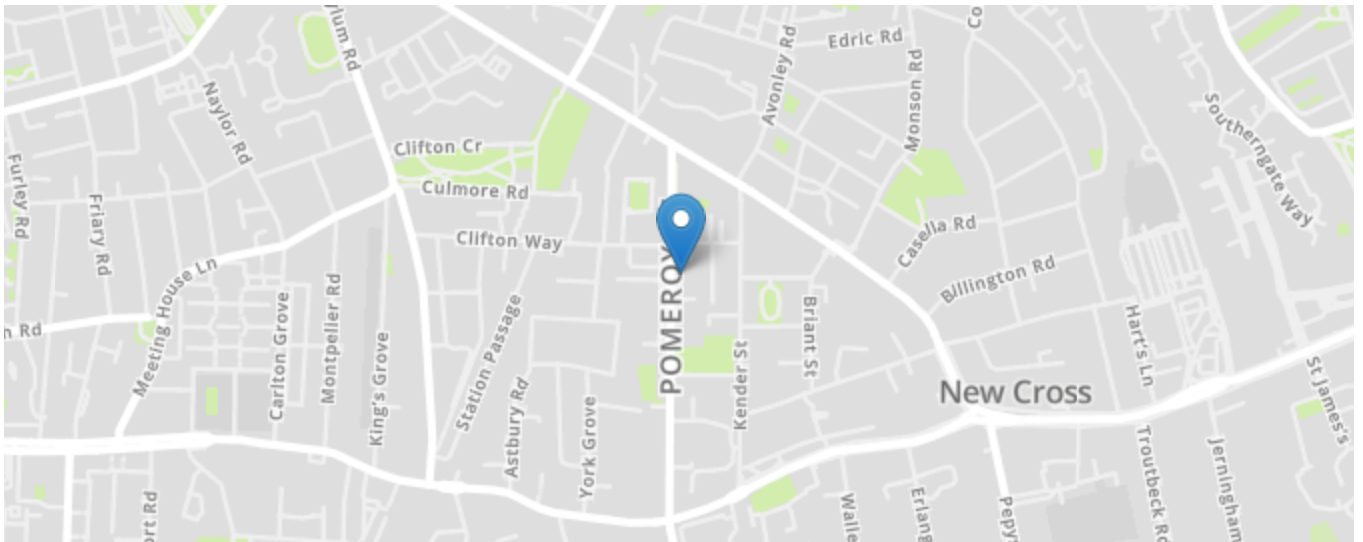
Bedroom 2
16' 9" x 6' 10" (5.11m x 2.08m)

Bedroom 3
16' 8" x 7' 0" (5.08m x 2.13m)

Bathroom

Rear Patio
approximately 45' 0" x 7' 8" (13.72m x 2.34m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	84	84
(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.