

£130,000 Shared Ownership

City Walk Apartments, 31 Perry Vale, Forest Hill, London SE23 2AR



- Guideline Minimum Deposit £13,000
- Third Floor (building has a lift)
- Semi-Open-Plan Kitchen/Reception Room
- Balcony
- Guide Min Income - Dual £43.2k Single £49.5k
- Approx. 501 Sqft Gross Internal Area
- Communal Heating and Hot Water System
- Minutes from Forest Hill Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £325,000). This attractively-presented apartment is on the third floor of a modern development which is well-located for public transport. The property has a dual-aspect reception with semi-open-plan kitchen and a door that leads out onto a small balcony. There is a spacious bedroom and a stylish bathroom. Well insulated walls, modern double glazing and a communal heating and hot water system make for a very good energy-efficiency rating. There are shops and a Sainsbury's supermarket nearby, the elegant grounds and city-skyline views of Horniman Gardens are only a short walk away and Dulwich Park is also within easy reach. Forest Hill Railway Station is opposite the development and provides both London Overground and mainline services.

Housing Association: Clarion.

Tenure: Leasehold (125 years less 3 days from 01/10/2007).

Minimum Share: 40% (£130,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £445.60 per month (this figure is from April 2024 and subject to annual review).

Service Charge: £197.28 per month (this figure is from April 2024 and subject to annual review).

Ground Rent: £200.00 for the year.

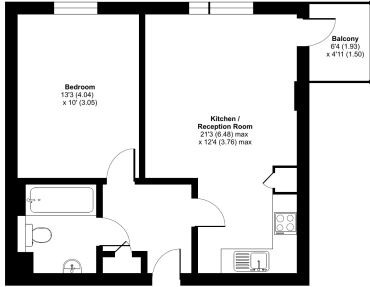
Guideline Minimum Income: Dual - £43,200 | Single - £49,500 (based on minimum share and 10% deposit).

Council Tax: Band B, 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.



Perry Vale, London, SE23
Approximate Area = 501 sq ft / 46.5 sq m
For identification only - Not to scale



THIRD FLOOR
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) standards. © Urbanmoves.com. Produced for Urban Moves. REF: 1007024

DIMENSIONS

THIRD FLOOR

Entrance Hall

Reception

21' 3" max. x 12' 4" max. (6.48m x 3.76m)

Kitchen

included in reception measurement

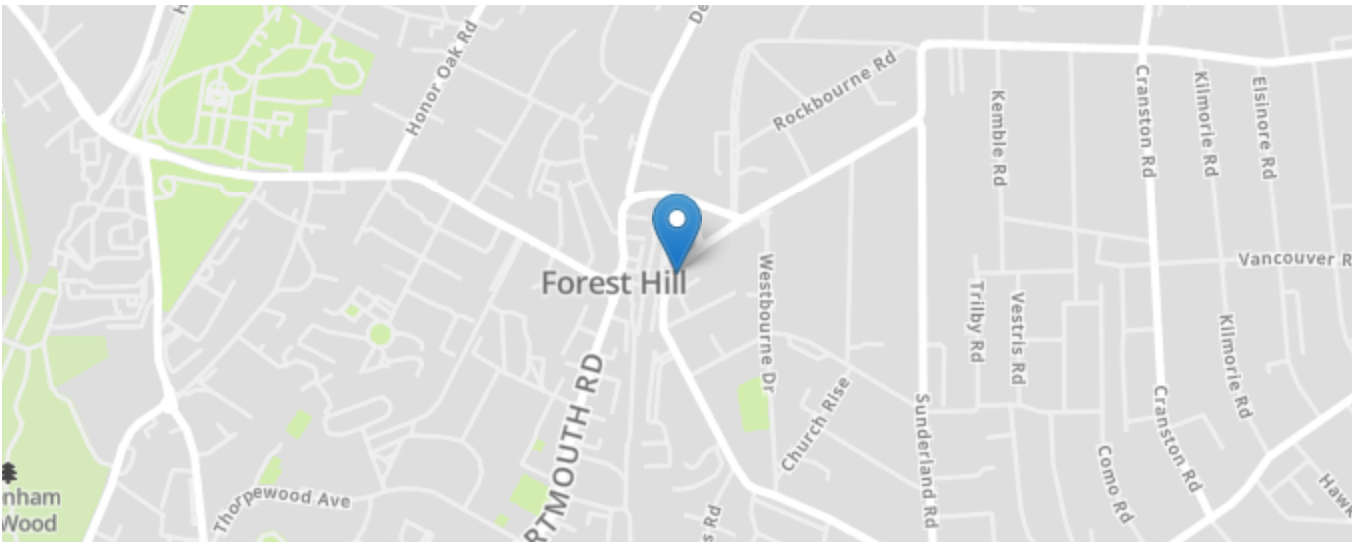
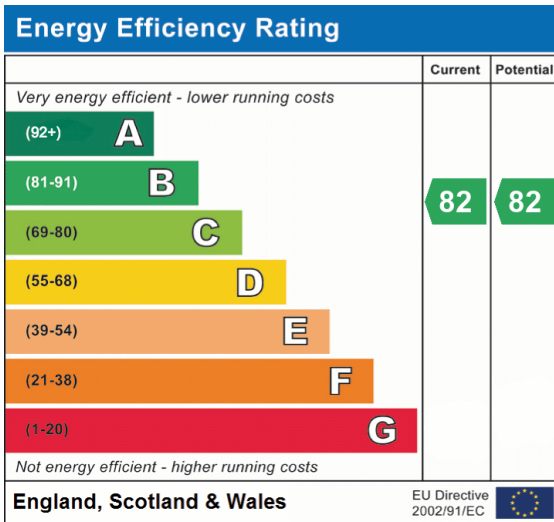
Balcony

6' 4" x 4' 11" (1.93m x 1.50m)

Bedroom

13' 3" x 10' 0" (4.04m x 3.05m)

Bathroom



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.