

£130,000 Shared Ownership

Seven Stiles Court, Ranmore Path, Orpington, London BR5 2GY



- Guideline Minimum Deposit £13,000
- Ground Floor
- Semi-Open Plan Kitchen/Reception
- Parking Space
- Guide Min. Income - Dual £39.5k | Single £45.8k
- Approx. 630 Sqft Gross Internal Area
- Modern Double Glazing and Gas Central Heating
- Short Walk from St Mary Cray Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 50% share. Full market value £260,000). A well-proportioned and well-presented, ground-floor flat which features a good-sized reception room with and semi-open-plan kitchen. There is a spacious main bedroom plus a second, slightly smaller, double bedroom and a simple, white-tiled bathroom. The energy-efficiency rating is good, thanks to well insulated walls, modern double glazing and gas central heating. The property comes with use of a parking space plus nearby St. Mary Cray Railway Station provides services to a number of destinations including in to London Victoria/Blackfriars. Nugent Shopping Park and a wide variety of surrounding stores are within easy reach and the National Trust areas of Petts Wood and Hawkwood are also in comfortable walking distance. The local primary school, which was Ofsted-reviewed in May 2024 and rated 'Good', is just minutes away.

Housing Association: A2Dominion.

Tenure: Leasehold (125 years from 04/10/2007).

Minimum Share: 50% (£130,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £385.11 per month (subject to annual review).

Service Charge: £164.99 per month (subject to annual review).

Guideline Minimum Income: Dual - £39,500 | Single - £45,800 (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.

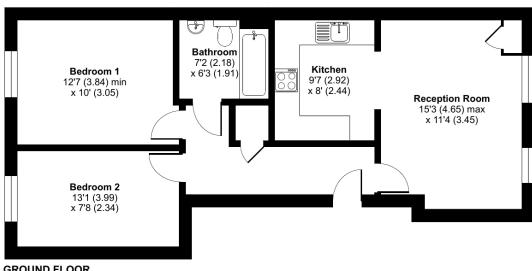
This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are 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).

DIMENSIONS

Seven Stiles Court, Ranmore Path, Orpington, BR5

Approximate Area = 630 sq ft / 58.5 sq m

For identification only - Not to scale

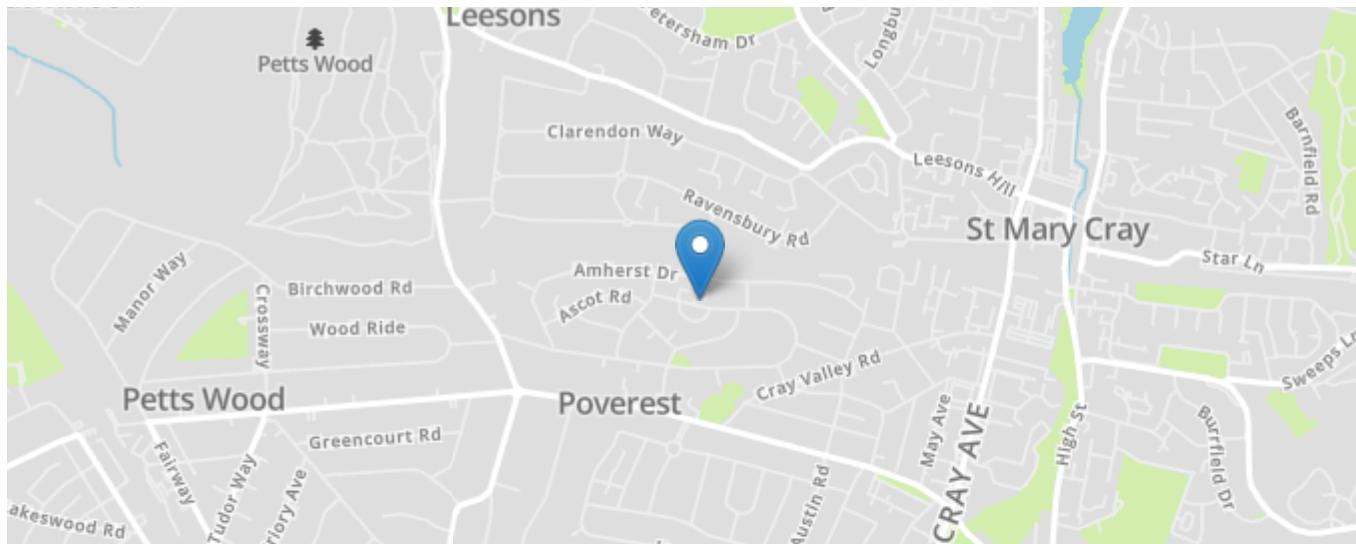


GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © rideoncom 2025. Produced for Urban Moves. REF: 123598

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	80
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
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.