

£160,000 Shared Ownership

Robinia House, 10 Blondin Way, Rotherhithe, London SE16 6BF



- Guideline Minimum Deposit £16,000
- First Floor (building has a lift)
- Open Plan Kitchen/Reception Room
- Balcony
- Guide Min Income - Dual £53.6k Single £61.9k
- Approx. 553 Sqft Gross Internal Area
- Underfloor Heating Throughout
- Wide Range of Public Transport Options

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £400,000). A beautifully-presented apartment within this distinctive development. The property is on the first floor and has a reception room with attractive flooring, near-full-height windows and a door which leads out onto the balcony. The open-plan kitchen area features sleek, white units, contrasting worktops and integrated appliances. There is a spacious bedroom with fitted wardrobe, a stylish, high-spec bathroom and a large storage/utility cupboard has been provided in the entrance hallway. Well insulated walls, modern double glazing and underfloor heating supplied from a communal system make for a good energy-efficiency rating. Robinia House has a daytime concierge and a communal cycle store. Canada Water Station, for Jubilee Line and London Overground services, is within comfortable walking distance, the 381 and C10 buses pass nearby on route to Waterloo/Victoria, a ferry crosses from the local Doubletree (Hilton) Hotel to Canary Wharf and Thames Clippers stop at Greenland Pier.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/04/2014).

Minimum Share: 40% (£160,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £488.87 per month (subject to annual review).

Service Charge: £239.85 per month (subject to annual review).

Ground Rent: £150.00 for the year.

Guideline Minimum Income: Dual - £53,600 | Single - £61,900 (based on minimum share and 10% deposit).

Council Tax: Band D, London Borough of Southwark. 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.

DIMENSIONS

FIRST FLOOR

Entrance Hallway

Reception Room

16' 9" x 13' 1" (5.11m x 3.99m)

Balcony

11' 10" x 4' 5" (3.61m x 1.35m)

Kitchen

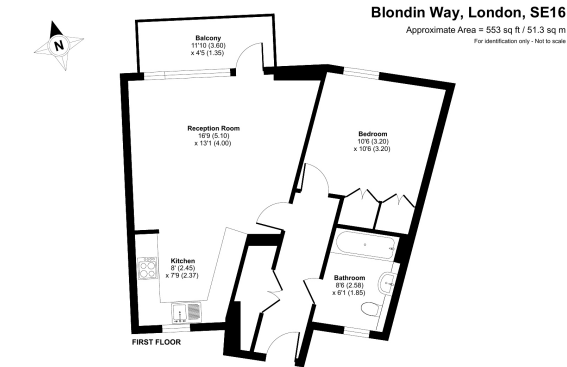
8' 0" x 7' 9" (2.44m x 2.36m)

Bedroom

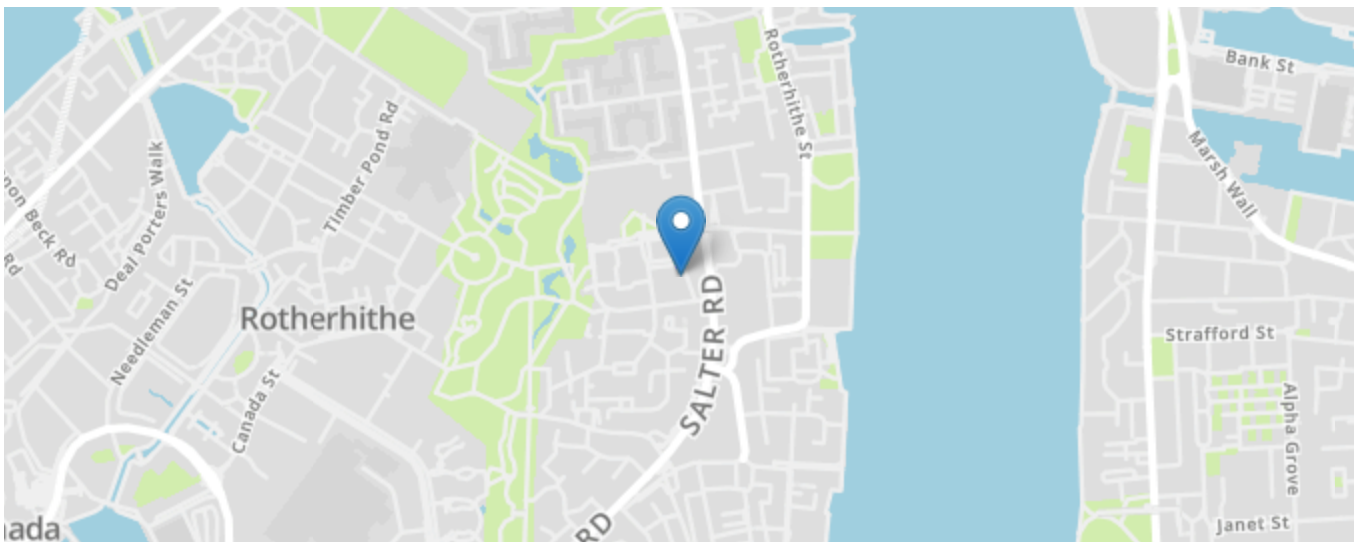
10' 6" x 10' 6" (3.20m x 3.20m)

Bathroom

8' 6" x 6' 1" (2.59m x 1.85m)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	75
(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.