

## £160,000 Shared Ownership

Sweetbriar Avenue, Carshalton, London SM5 2FL



- Guideline Minimum Deposit £16,000
- Top Floor (third, building has a lift)
- Open Plan Kitchen/Reception Room
- Communal Parking
- Guide Min Income Dual £42.3k | Single £48.6k
- Approx. 748 Sqft Gross Internal Area
- Balcony
- Walking Distance to Hackbridge/Carshalton Station

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 50% share. Full market value £320,000). This two-bedroom flat is on the top floor and has a twenty-eight-foot reception room with open-plan kitchen area. A glazed door leads out onto a south-east-facing balcony, the elevation providing a view over the neighbouring block and the tree-tops beyond. The two bedrooms are very similar in size, the bathroom is naturally lit and there is a storage/utility cupboard in the entrance hallway. Well insulated walls and roof, modern double glazing and a communal heating/hot water system make for a good energy-efficiency rating. The development has communal parking and is also within comfortable walking distance, or a brief cycle ride, of both Hackbridge and Carshalton Railway Stations.

**Housing Association:** Clarion.

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

**Minimum Share:** 50% (£160,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £322.40 per month (subject to annual review).

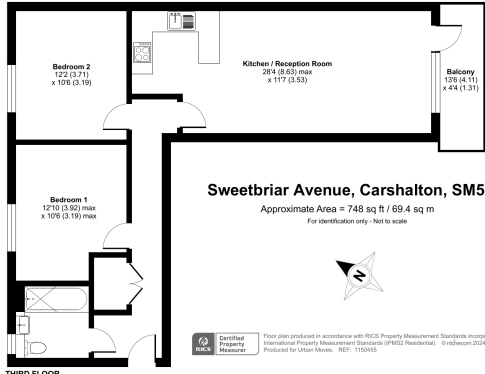
**Service Charge:** £124.15 per month (subject to annual review).

**Ground Rent:** £250.00 for the year.

**Guideline Minimum Income:** Dual - £42,300 | Single - £48,600 (based on minimum share and 10% deposit).

**Council Tax:** Band C, 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. Pets not permitted (except assistance animals).



## DIMENSIONS

### THIRD FLOOR

#### Entrance Hallway

#### Bathroom

#### Bedroom 1

12' 10" max. x 10' 6" max. (3.91m x 3.20m)

#### Bedroom 2

12' 2" x 10' 6" (3.71m x 3.20m)

#### Reception

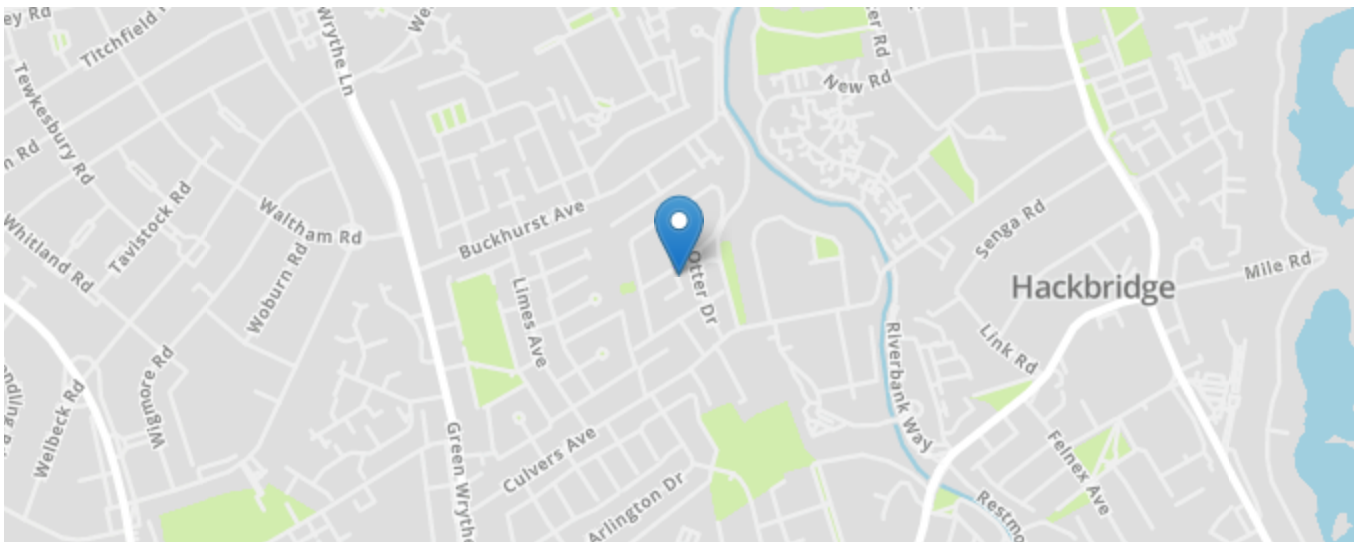
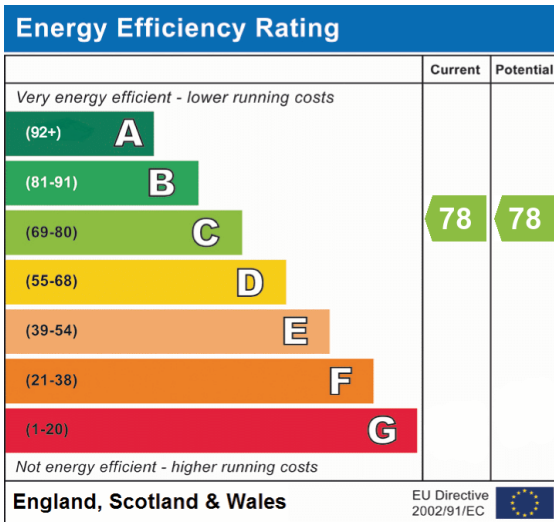
28' 4" x 11' 7" (8.64m x 3.53m)

#### Kitchen

included in reception measurement

#### Balcony

13' 6" x 4' 4" (4.11m x 1.32m)



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.