

## £116,000 Shared Ownership

Bensham Lane, Croydon, London CR0 2RU



- Guideline Minimum Deposit £11,600
- Fourth Floor (building has a lift)
- High Performance Glazing
- Parking Space
- Guide Min Income - Dual £40.6k Single £46.9k
- Approx. 715 Sqft Gross Internal Area
- Balcony
- Short Walk to West Croydon Station

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 40% share. Full market value £290,000). This smartly-presented apartment is on the fourth floor and has a near-thirty-foot reception room with open-plan kitchen area. A door leads out to a balcony, the elevation allowing a view over the neighbouring properties. The two bedrooms are both comfortable doubles, a pair of storage/utility cupboards have been provided in the entrance hallway and there is a stylish, recently-upgraded shower room. Well insulated walls, high performance glazing and gas central heating contribute towards a very good energy-efficiency rating. There are shops on London Road plus many more at the nearby Whitgift and Centrale Shopping Centres. Bensham Lane is only a short walk from West Croydon Station and East Croydon is also within easy reach. The apartment further benefits from a space in the gated car park.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 2015).

**Minimum Share:** 40% (£116,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £533.59 per month (subject to annual review).

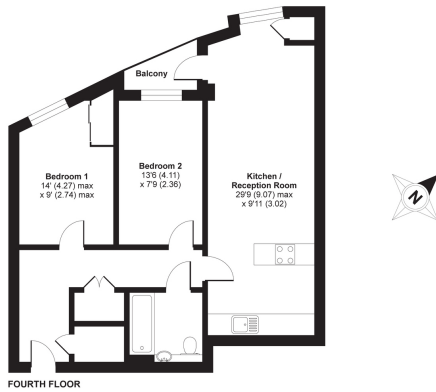
**Service Charge:** £125.84 per month (subject to annual review).

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

**Guideline Minimum Income:** Dual - £40,600 | Single - £46,900 (based on minimum share and 10% deposit).

**Council Tax:** Band D, London Borough of Croydon. 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

### FOURTH FLOOR

#### Entrance Hallway

#### Reception

29' 9" max. x 9' 11" (9.07m x 3.02m)

#### Balcony

#### Kitchen

included in reception measurement

#### Bedroom 1

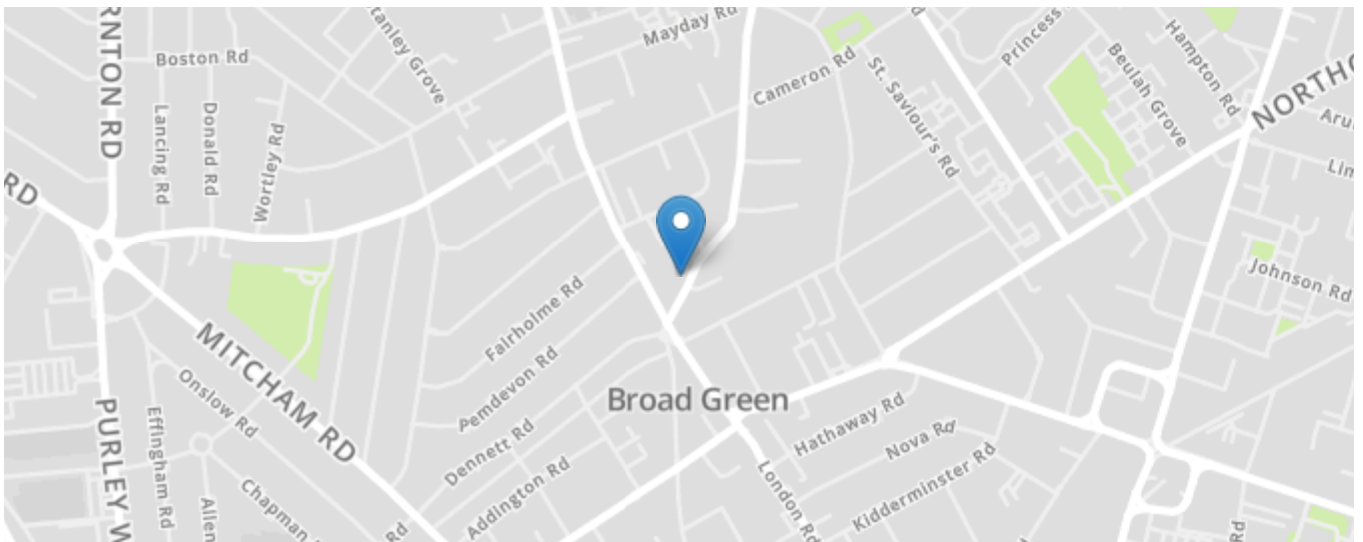
14' 0" max. x 9' 0" max. (4.27m x 2.74m)

#### Bedroom 2

13' 6" x 7' 9" (4.11m x 2.36m)

#### Shower Room

| Energy Efficiency Rating                    |           |                         |
|---|-----------|-------------------------|
|   | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92+) <b>A</b>                              |           |                         |
| (81-91) <b>B</b>                            | <b>87</b> | <b>87</b>               |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| <b>England, Scotland &amp; Wales</b>        |           | 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.