

£127,500 Shared Ownership

Mornington House, Atkinson Close, London SW20 0DB



- Guideline Minimum Deposit £12,750
- Ground Floor
- Spacious, Open-Plan Kitchen/Reception
- Private Patio Area
- Guide Min Income - Dual £61k Single £70.3k
- Approx. 625 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Communal Garden

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £510,000). A great chance to buy a large, one-bedroom flat in a development bordering Wimbledon Hill Park. Several detached blocks have been constructed, in an attractive period style, around an elegant communal garden. The property available is on the ground floor of Mornington House and has a twenty-seven-foot reception room with open-plan kitchen featuring sleek, handle-less units and integrated appliances. A door leads from the living room area out to a private patio. The bedroom is generously sized, the bathroom simple yet stylish and a pair of storage/utility cupboards have been provided in the entrance hall. Well insulated walls and floor, high performance glazing and a communal heating/hot water system all contribute towards a very good energy-efficiency rating. Cannizaro Park and Beverley Meads Nature Reserve lie to the north, Raynes Park Station is within comfortable walking distance, or brief cycle ride, south and Wimbledon Station, plus the Wimbledon Quarter Shopping Centre, can be easily reached via local bus.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 25/12/2019).

Minimum Share: 25% (£127,500). The housing association will expect that you will purchase the largest share affordable.

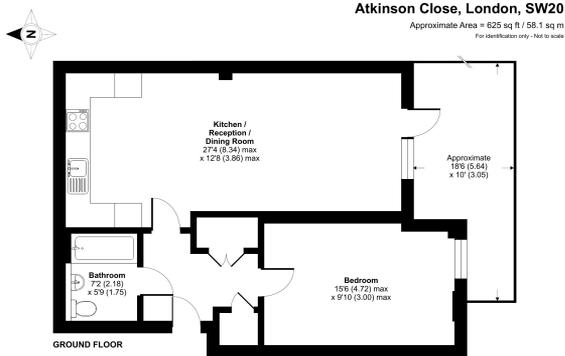
Shared Ownership Rent: £806.64 per month (subject to annual review).

Service Charge: £332.33 per month (subject to annual review).

Guideline Minimum Income: Dual - £61,000 | Single - £70,300 (based on minimum share and 10% deposit).

Council Tax: Band D, London Borough of Merton. 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 may be permitted but only with prior consent from Clarion (which, unfortunately, can only be obtained once you are the property owner). There is no parking space offered with this property.



Plan also produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) standards. © Urbanmoves 2023. Produced by Urban Moves. REF: 1428024

DIMENSIONS

GROUND FLOOR

Entrance Hall

Reception

27' 4" max. x 12' 8" max. (8.34m x 3.86m)

Kitchen

included in reception measurement

Patio

18' 6" x 10' 0" (5.64m x 3.05m)

Bedroom

15' 6" x 9' 10" (4.72m x 3.00m)

Bathroom

7' 2" x 5' 9" (2.18m x 1.75m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	82	82
(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.