

## £157,500 Shared Ownership

Bensham Lane, Croydon, London CRO 2RU



- Guideline Minimum Deposit £15,750
- Fourth Floor (building has a lift)
- High Performance Glazing
- Parking Space
- Guide Min Income - Dual £37.9k Single £41.9k
- Approx. 470 Sqft Gross Internal Area
- Balcony
- Short Walk to West Croydon Station

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 70% share. Full market value £225,000). This south-east-facing apartment is on the fourth floor and has a reception room with door leading out onto a small balcony. The open-plan kitchen features sleek, white units and integrated appliances. There is a spacious bedroom with fitted wardrobe, some useful, additional built-in storage in the hallway and a stylish bathroom. Well insulated walls, high performance glazing and gas central heating all 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 comes with use of an allocated space in the gated car park.

**Housing Association:** Clarion.

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

**Share Available:** 70% (£157,500).

**Shared Ownership Rent:** £202.05 per month (subject to annual review).

**Service Charge:** £90.60 per month (subject to annual review).

**Ground Rent:** £200.00 for the year.

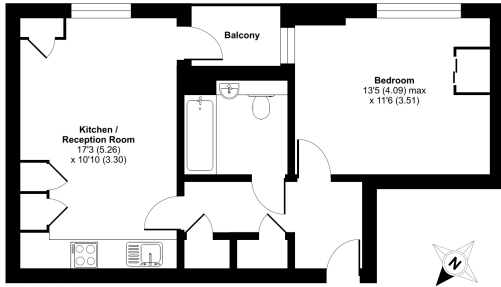
**Guideline Minimum Income:** Dual - £37,900 | Single - £41,900 (based on minimum share and 10% deposit).

**Council Tax:** Band B, 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).

**Bensham Lane, Croydon, CR0**

Approximate Area = 470 sq ft / 43.7 sq m  
For identification only - Not to scale



RICS Certified Property Measurer  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential) © Urbanmoves 2024  
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## DIMENSIONS

### FOURTH FLOOR

#### Entrance Hallway

#### Reception

17' 3" x 10' 10" (5.26m x 3.30m)

#### Kitchen

included in reception measurement

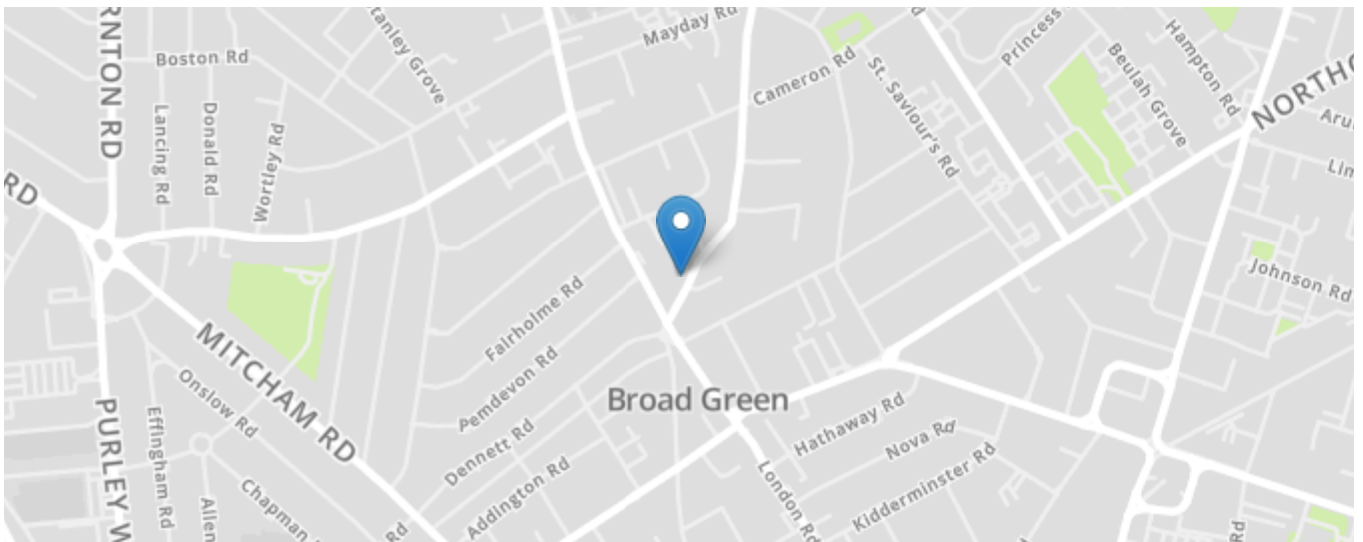
#### Balcony

#### Bedroom

13' 5" max. x 11' 6" (4.09m x 3.51m)

#### Bathroom

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	<b>84</b>	<b>84</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.