

£120,000 Shared Ownership

Thurbin House, Hayes End Road, Hayes, Greater London, UB4 8EH



- Guideline Minimum Deposit £12,000
- Ground Floor
- Large Terrace
- Parking Space
- Guideline Income Dual £40.8k | Single £46k
- Approx. 671 Sqft Gross Internal Area
- Open-Plan Reception/Kitchen
- Double Glazing and Gas Central Heating

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £300,000). A well proportioned and well presented two-bedroom apartment on the ground floor of this three-storey development. The generously-sized reception room features large windows and leads out to a rear (east) facing terrace that spans the full width of the apartment and extends just over twelve feet. The kitchen is semi-open-plan with a breakfast bar. Both bedrooms are comfortable doubles and include fitted wardrobes plus there are useful additional storage cupboards in the entrance hallway. Modern insulation standards, double glazing and gas central heating make for a good energy-efficiency rating. The property comes with use of a space in the gated car park.

Tenure: Leasehold (99 years from 2005).

Minimum Share: 40% (£120,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £614.16 per month (subject to annual review).

Service Charge: £124.07 per month, including sinking fund (subject to annual review).

Guideline Minimum Income: Dual £40,800 | Single £46,000 (based on minimum share and 10% deposit).

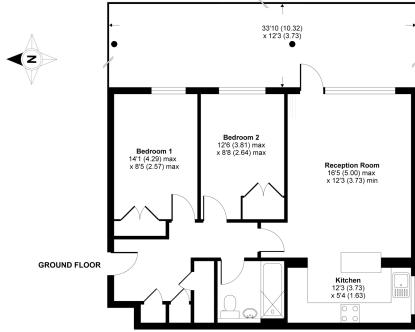
Council Tax: Band D, London Borough of Hillingdon. Priority is given to applicants living and/or working in this local authority.

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).

Hayes End Road, Hayes, UB4

Approximate Area = 671 sq ft / 62.3 sq m
For identification only. Not to scale.

DIMENSIONS



Floor plan produced in accordance with BS8538:2003. Measured Dimensions. All dimensions are approximate. Produced by Urban Moves. REF: 82046

RECEPTION

16' 5" max. x 12' 3" min. (5.00m x 3.73m)

TERRACE

approximately 33' 10" x 12' 3" (10.32m x 3.73m)

KITCHEN

12' 3" x 5' 4" (3.73m x 1.63m)

BEDROOM 1


14' 1" max. x 8' 5" max. (4.29m x 2.57m)

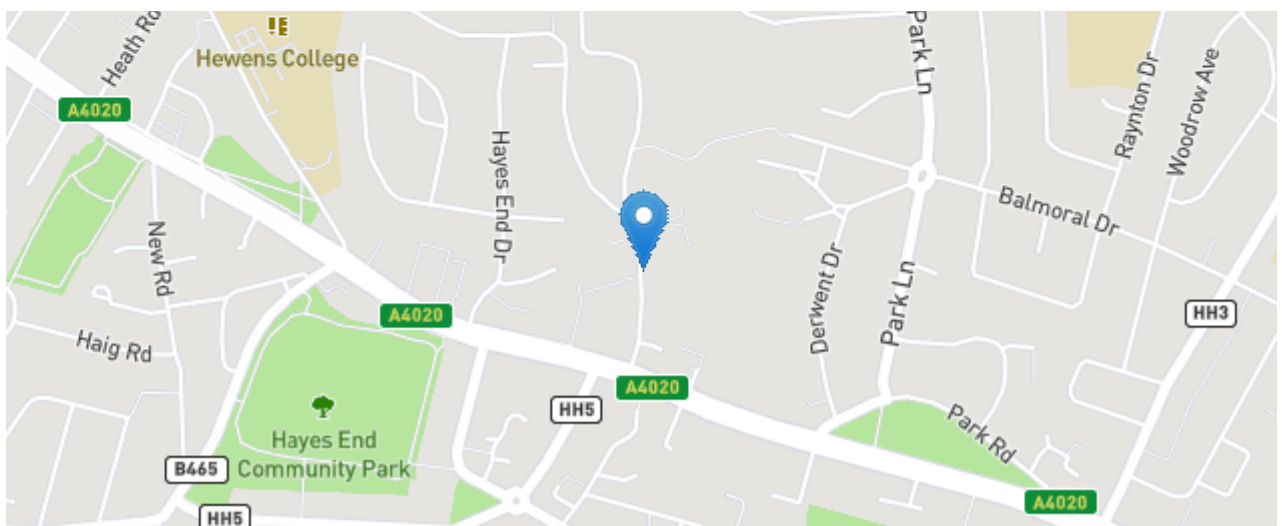
BEDROOM 2

12' 6" max. x 8' 8" max. (3.81m x 2.64m)

BATHROOM

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C	79	79
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not energy efficient - higher running costs</i>		
England, Wales & N.Ireland	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.