

£159,000 Shared Ownership

Magnolia House, Spelthorne Grove, Sunbury-on-Thames, Surrey, TW16 7FA



- Guideline Minimum Deposit £15,900
- Second Floor with Balcony
- High Performance Glazing
- Parking Space
- Guideline Income Dual £32.9k | Single £38.1k
- Approx. 640 Sqft Gross Internal Area
- Gas Central Heating
- Short Walk from Sunbury Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (advertised price represents the 60% share offered. Full market value £265,000). This large and stylishly-presented apartment is on the second floor and features a reception room with balcony and attractive, open-plan kitchen area. There is a generously-sized bedroom with fitted wardrobe, a sleek, modern bathroom and a spacious hallway with useful storage/utility cupboards. Well insulated walls, gas central-heating and high-performance glazing make for a very good energy-efficiency rating. The apartment comes with use of a parking space plus Sunbury Railway Station (for services between Shepperton and London Waterloo) is only a short walk away. Sunbury Cross Shopping Centre is even closer and there is also a Tesco Extra nearby.

Housing Association: A2Dominion.

Tenure: Leasehold (125 years from 2015)

Minimum Share: 60% (£159,000). The housing association will expect that you will purchase the largest share affordable.

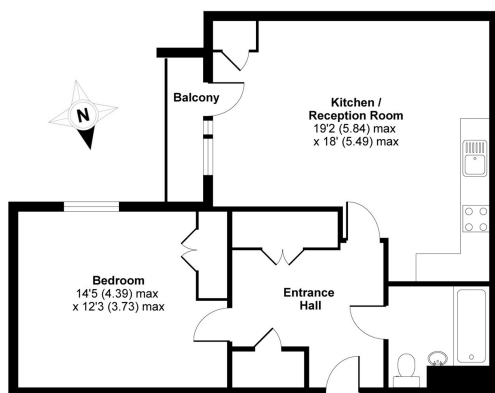
Shared Ownership Rent: £275.63 per month (subject to annual review).

Service Charge: £94.08 per month, including sinking fund (subject to annual review).

Guideline Minimum Income: Dual £32,900 | Single £38,100 (based on minimum share and 10% deposit)

Council Tax: Band C, Spelthorne Borough Council. 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

RECEPTION
19' 2" max. x 18' max. (5.84m x 5.49m)

BALCONY
KITCHEN
included in reception measurement

BEDROOM
14' 5" max. x 12' 3" max. (4.39m x 3.73m)

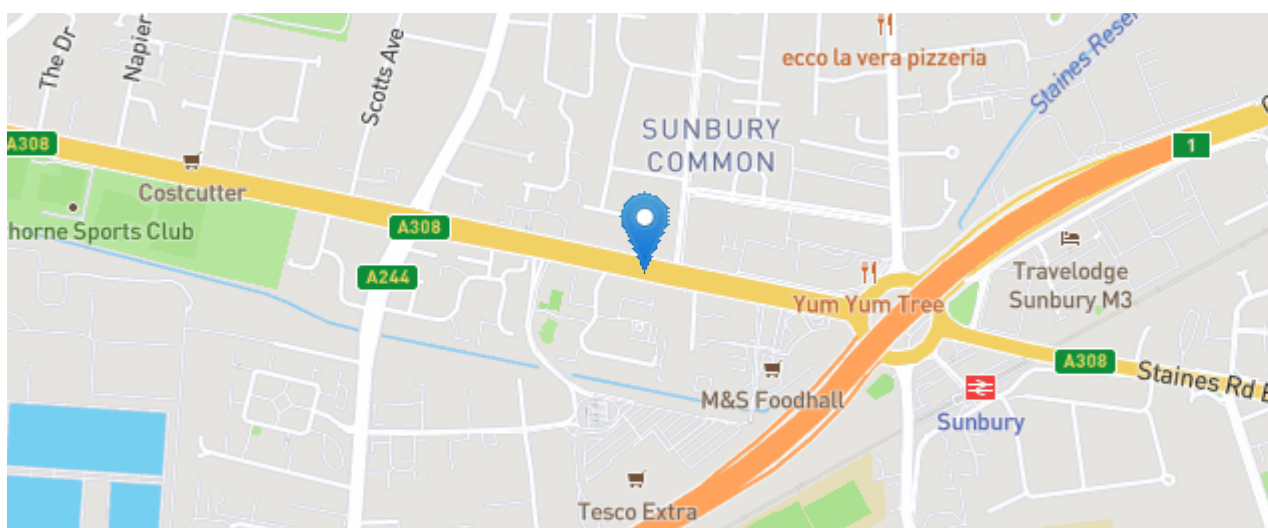
BATHROOM

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 to 100) A		
(81 to 91) B	90	90
(69 to 80) C		
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B	87	87
(69 to 80) C		
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
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.