

## £96,000 Shared Ownership

Baroque Court, Prince Regent Road, Hounslow, London TW3 1QQ



- Guideline Minimum Deposit £9,600
- Seventh Floor (building has a lift)
- Open Plan Kitchen/Reception Room
- Minutes from Hounslow East (Piccadilly Line)
- Guide Min Income - Dual £44.4k Single £50.7k
- Approx. 739 Sqft Gross Internal Area
- Balcony
- Short Walk from Hounslow Station (SWR)

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 30% share. Full market value £320,000). A well-presented, two-bedroom apartment on the seventh floor of this modern development. The property has a twenty-three-foot reception room with spacious, open-plan kitchen area and a door that leads out onto the balcony. There is a large main bedroom plus a second, comfortable, double bedroom and a good-sized bathroom. Both bedrooms include a fitted wardrobe and a pair of storage/utility cupboards have been provided in the entrance hallway. A broad range of shops can be found on the local high street with a shopping centre and supermarket nearby. Hounslow East station (Piccadilly line) is only a short walk away and Hounslow station (SWR services into Waterloo) is also within easy reach.

**Housing Association:** A2Dominion.

**Tenure:** Leasehold (125 years from 2007).

**Minimum Share:** 30% (£96,000). The housing association will expect that you will purchase the largest share affordable.

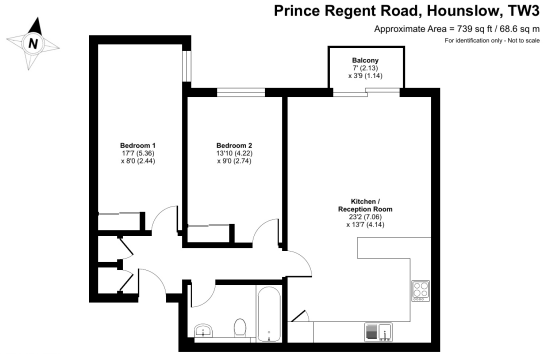
**Shared Ownership Rent:** £702.86 per month (this figure is from April 2024 and subject to annual review).

**Service Charge:** £167.16 per month (this figure is from April 2024 and subject to annual review).

**Guideline Minimum Income:** Dual - £44,400 | Single - £50,700 (based on minimum share and 10% deposit).

**Council Tax:** Band D, London Borough of Hounslow. 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). There is no parking space offered with this property.



**Certified Property Measurement**  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential) - Transaction 2024  
Produced for Urban Moves - REF: 108282

## DIMENSIONS

### SEVENTH FLOOR

#### Entrance Hallway

#### Reception

23' 2" x 13' 7" (7.06m x 4.14m)

#### Balcony

7' 0" x 3' 9" (2.13m x 1.14m)

#### Kitchen

included in reception measurement

#### Bedroom 1

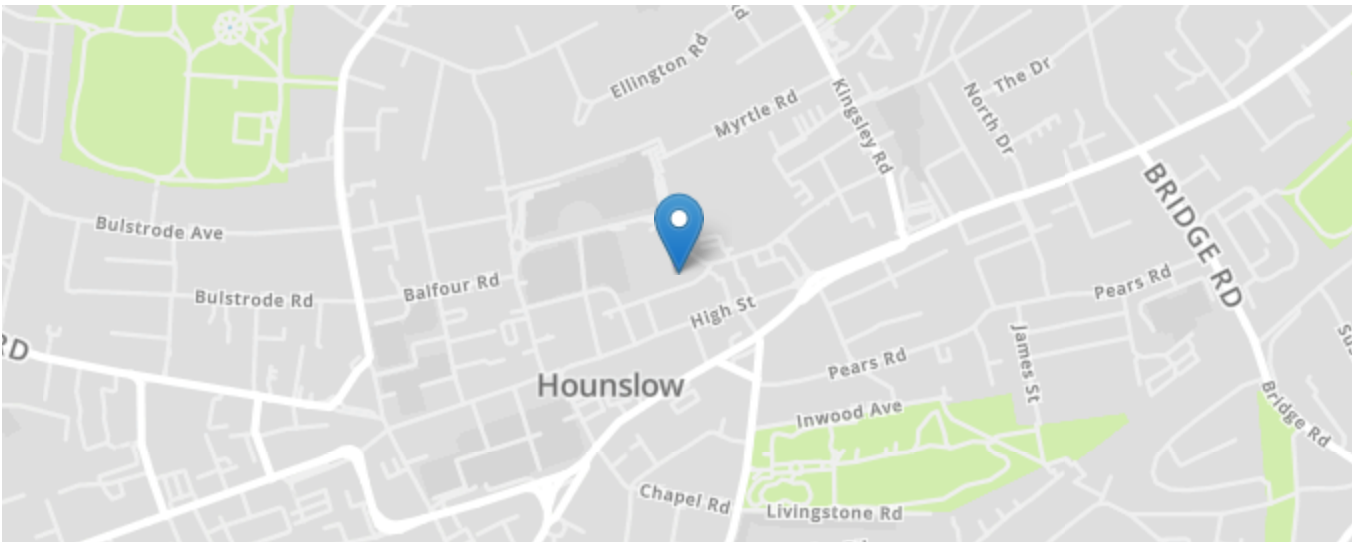
17' 7" x 8' 0" (5.36m x 2.44m)

#### Bedroom 2

13' 10" x 9' 0" (4.22m x 2.74m)

#### Bathroom

| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92+)                                       | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> |                         | <b>79</b> |
| (55-68)                                     | <b>D</b> | <b>69</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.