

## £198,750 Shared Ownership

Bergenia House, Bedfont Lane, Feltham, London TW13 4GE



- Guideline Minimum Deposit £19,875
- Third Floor (building has a lift)
- Narrow/Juliette Balcony
- Supermarkets and Restaurants Nearby
- Guide Min Income - Dual £47.8k Single £54.8k
- Semi-Open-Plan Kitchen/Reception Room
- Next to Shopping Centre
- Minutes from Feltham Railway Station

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 75% share. Full market value £265,000). A third-floor, two-bedroom apartment conveniently placed for access to shops and transport. Not only is there a shopping centre more or less next door, there are also a number of supermarkets and other amenities in the local area. Feltham Railway Station is just minutes away for services between Windsor & Eton Riverside, Reading, Weybridge and London Waterloo. This property features a reception room with Juliette balcony and semi-open-plan kitchen. There is a main bedroom with fitted wardrobe plus a second comfortable double bedroom and a naturally-lit bathroom. The apartment has a pair of built-in storage/utility cupboards and the well insulated walls and modern double glazing make for a good energy-efficiency rating.

**Housing Association:** A2Dominion.

**Tenure:** Leasehold (125 years from 2006).

**Share Available:** 75% (£198,750).

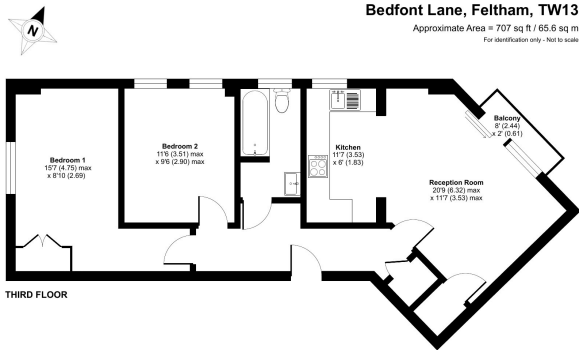
**Shared Ownership Rent:** £173.14 per month (this figure is from April 2024 and subject to annual review).

**Service Charge:** £187.22 per month (this figure is from April 2024 and subject to annual review).

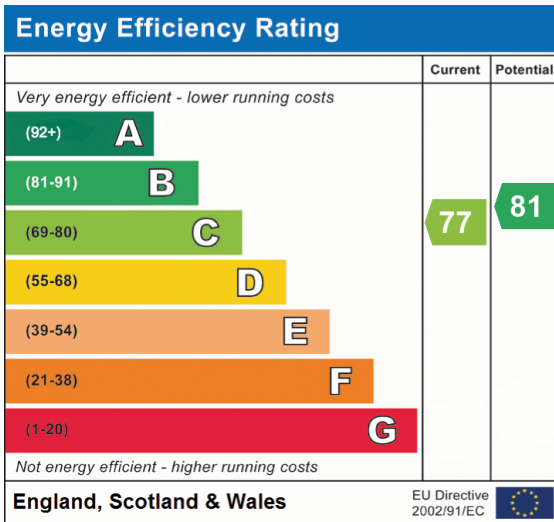
**Guideline Minimum Income:** Dual - £47,800 | Single - £54,800 (based on minimum share and 10% deposit).

**Council Tax:** Band C, 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.



Energy Performance Certificate (EPC) Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential. © Urban Moves, 10/05/2024



## DIMENSIONS

### THIRD FLOOR

#### Entrance Hallway

#### Reception Room

20' 9" max. x 11' 7" max. (6.32m x 3.53m)

#### Balcony

8' 0" x 2' 0" (2.44m x 0.61m)

#### Kitchen

11' 7" x 6' 0" (3.53m x 1.83m)

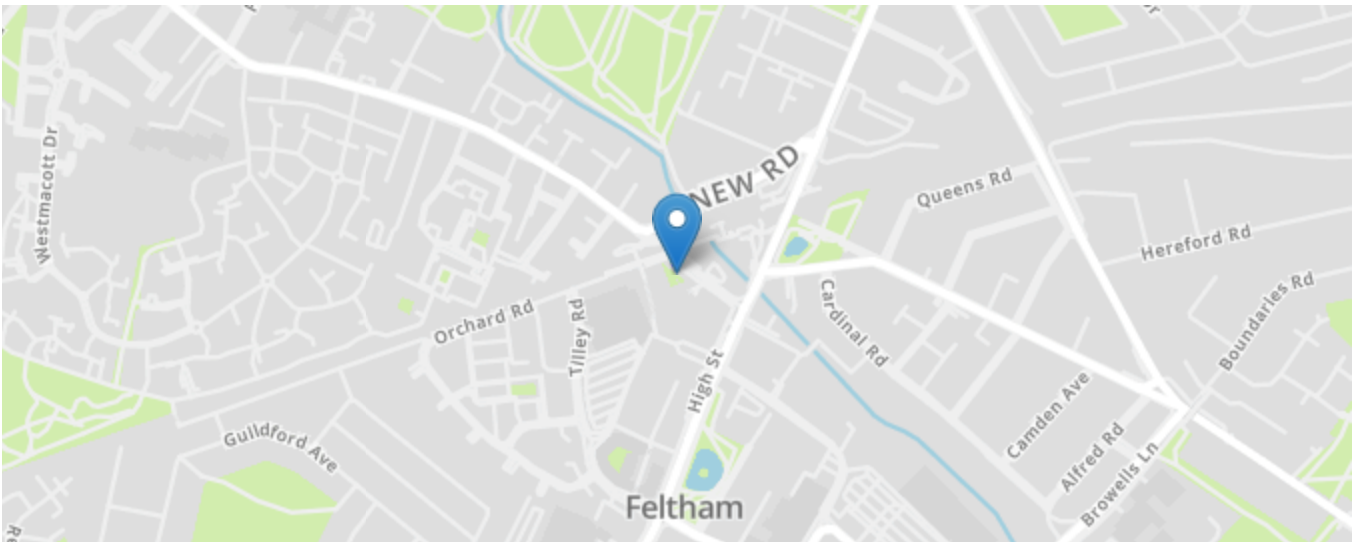
#### Bathroom

#### Bedroom 1

15' 7" max. x 8' 10" (4.75m x 2.69m)

#### Bedroom 2

11' 6" x 9' 6" (3.51m x 2.90m)



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.