

## £197,500 Shared Ownership

Trico House, Ealing Road, Brentford, London TW8 0GD



- Guideline Minimum Deposit £19,750
- Third Floor (building has a lift)
- Open Plan Kitchen/Reception Room
- Underground Parking Space
- Guide Min Income - Dual £69.2k Single £79.9k
- Approx. 737 Sqft Gross Internal Area
- Balcony Overlooking Communal Garden
- Short Walk to Brentford Station

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 50% share. Full market value £395,000). A south-facing apartment on the third floor of this modern development. The property features a twenty-one-foot reception room with sleek, open-plan kitchen area and a balcony overlooking the communal garden. The bedrooms are both generously-sized doubles, there is a bathroom with attractive, marble-style tiles and a pair of storage/utility cupboards have been provided in the entrance hallway. Well insulated walls, double glazing and a communal heating/hot water system make for a very good energy-efficiency rating. The apartment comes with use of a space within the underground car park plus Brentford Station, for services between Weybridge and London Waterloo, is only a short walk away. Syon Park, Gunnersbury Park, the River Thames and Kew Gardens are all within easy reach.

**Housing Association:** A2Dominion.

**Tenure:** Leasehold (156 years from 30/06/2009).

**Minimum Share:** 50% (£197,500). The housing association will expect that you will purchase the largest share affordable.

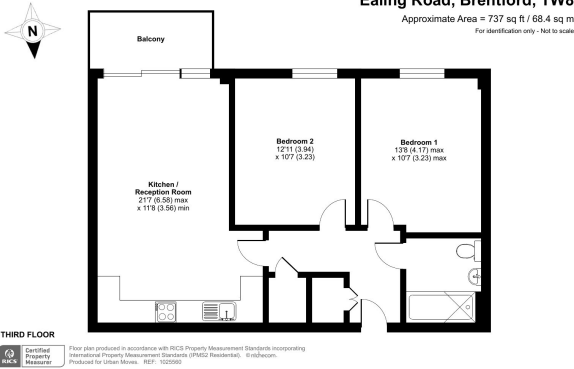
**Shared Ownership Rent:** £493.28 per month (subject to annual review).

**Service Charge:** £410.06 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £69,200 | Single - £79,900 (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).



## DIMENSIONS

### THIRD FLOOR

#### Entrance Hallway

#### Reception

21' 7" max. x 11' 8" min. (6.58m x 3.56m)

#### Balcony

#### Kitchen

mostly included in reception measurement

#### Bedroom 1

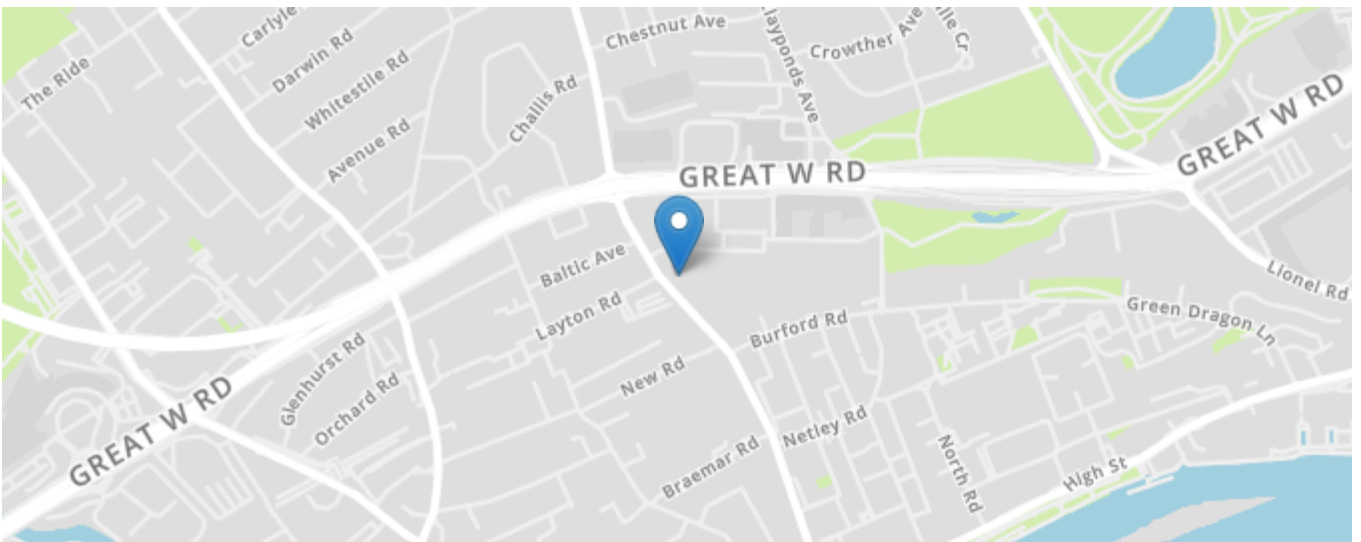
13' 8" max. x 10' 7" max. (4.17m x 3.23m)

#### Bedroom 2

12' 11" x 10' 7" (3.94m x 3.23m)

#### Bathroom

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>		84	84
(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.