

£80,000 Shared Ownership

Wraysbury Gardens, Staines-upon-Thames, Surrey TW18 4US



- Guideline Minimum Deposit £8,000
- Second (Top) Floor
- Dual Aspect Reception Room
- Parking Space
- Guide Min Income - Dual £40k Single £46.2k
- Approx. 773 Sqft Gross Internal Area
- Spacious Kitchen
- Close to Town Centre

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £320,000). A well-presented, two-bedroom flat in pleasant, verdant surroundings. The second-floor property has a dual-aspect reception room and a spacious kitchen/breakfast room. There is a seventeen-foot main bedroom plus a second, smaller, double bedroom. Both bedrooms include a fitted wardrobe. The entrance hall features a pair of storage/utility cupboards and the bathroom is attractive and naturally-lit. Modern insulation standards and double glazed windows make for a good energy-efficiency rating. Wraysbury Gardens is just a short walk from the Two Rivers and Elmsleigh Shopping Centres. Staines Railway Station (for services to Reading, Weybridge, Windsor & Eton Riverside and London Waterloo) is also within comfortable walking distance or a brief bike ride. The flat comes with use of a parking space.

Housing Association: A2Dominion.

Tenure: Leasehold (currently 99 years from 25/03/2002, 26-year extension in progress).

Minimum Share: 25% (£80,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £660.26 per month (subject to annual review).

Service Charge: £191.66 per month (subject to annual review).

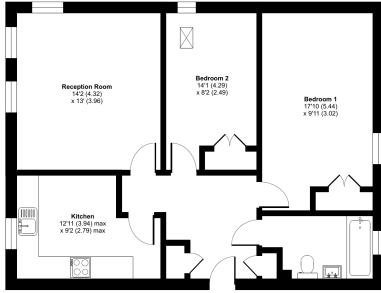
Guideline Minimum Income: Dual - £40,000 | Single - £46,200 (based on minimum share and 10% deposit).

Council Tax: Band D, 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).

Wraysbury Gardens, Staines-upon-Thames, TW18

Approximate Area = 773 sq ft / 71.8 sq m
For information only - Not to scale



SECOND FLOOR

Approved by the Royal Institution of Chartered Surveyors (RICS) for use in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) (Residential) - Standard 2024. Produced by Urban Moves, 10/2/2024

DIMENSIONS

SECOND FLOOR

Entrance Hall

Kitchen

12' 11" max. x 9' 2" max. (3.94m x 2.79m)

Reception Room

14' 2" x 13' 0" (4.32m x 3.96m)

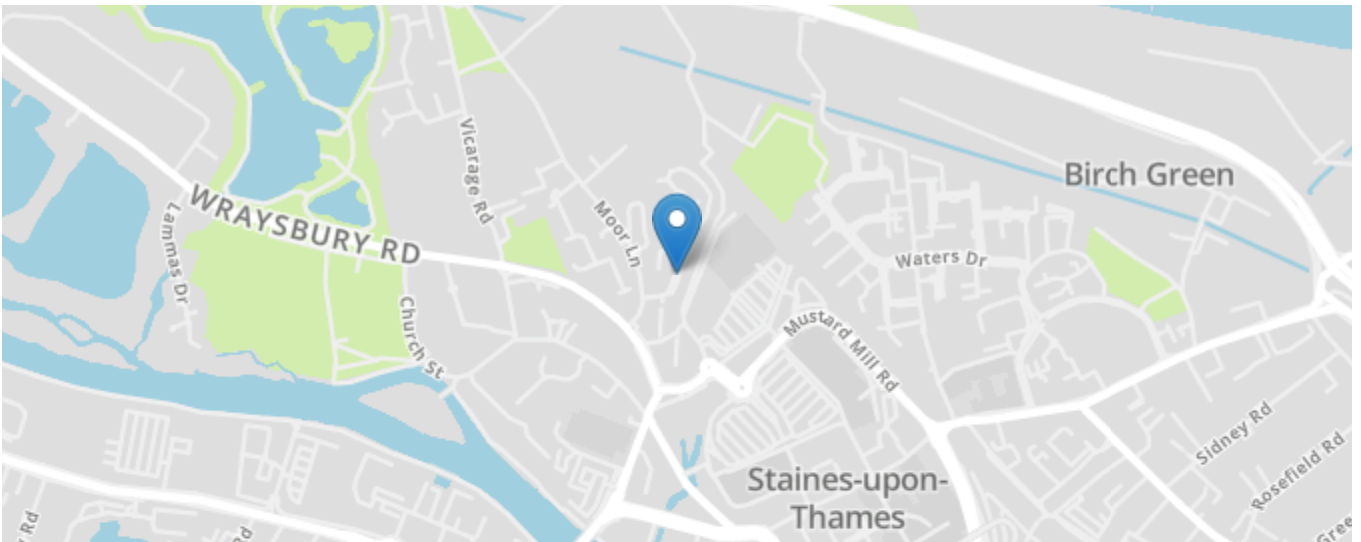
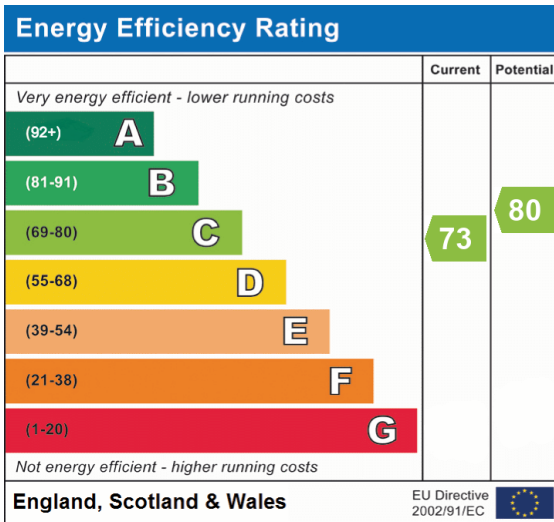
Bedroom 2

14' 1" x 8' 2" (4.29m x 2.49m)

Bedroom 1

17' 10" x 9' 11" (5.44m x 3.02m)

Bathroom



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.