

£148,000 Shared Ownership

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



- Guideline Minimum Deposit £14,800
- Sixth Floor (building has a lift)
- Open Plan Kitchen/Reception Room
- Parking Space
- Guide Min Income - Dual £62.4k Single £71.9k
- Approx. 705 Sqft Gross Internal Area
- Balcony

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £370,000). This bright, well-proportioned apartment is on the sixth-floor (which is the top floor in that part of the block) and has a reception room with full-height glazed doors that open onto a south-west-facing balcony. The spacious kitchen features sleek, white units and contrasting mosaic splashbacks. Both bedrooms are comfortable doubles, there is a simple, modern bathroom and a pair of storage/utility cupboards in the entrance hallway. Well insulated walls and roof, modern double glazing and a communal heating/hot water system make for a good energy-efficiency rating. The apartment comes with use of a space in the underground car park and Brentford Station, for rail services between Weybridge and London Waterloo, is only a short walk away. There is a nursery within the development and the local primary schools are all Ofsted-rated either 'Good' or 'Outstanding'. 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: 40% (£148,000). The housing association will expect that you will purchase the largest share affordable.

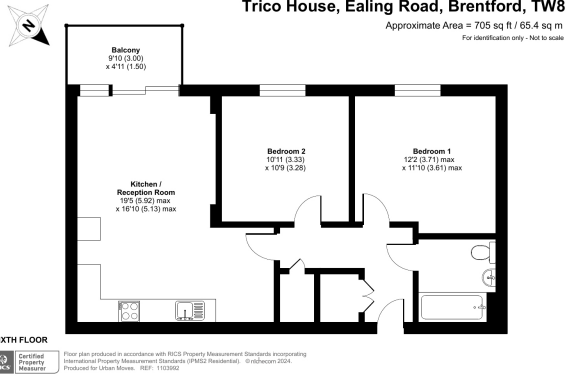
Shared Ownership Rent: £610.24 per month (subject to annual review).

Service Charge: £410.08 per month (subject to annual review).

Guideline Minimum Income: Dual - £62,400 | Single - £71,900 (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

SIXTH FLOOR

Entrance Hallway

Reception

19' 5" max. x 16' 10" max. (5.92m x 5.13m)

Kitchen

included in reception measurement

Balcony

9' 10" x 4' 11" (3.00m x 1.50m)

Bedroom 1

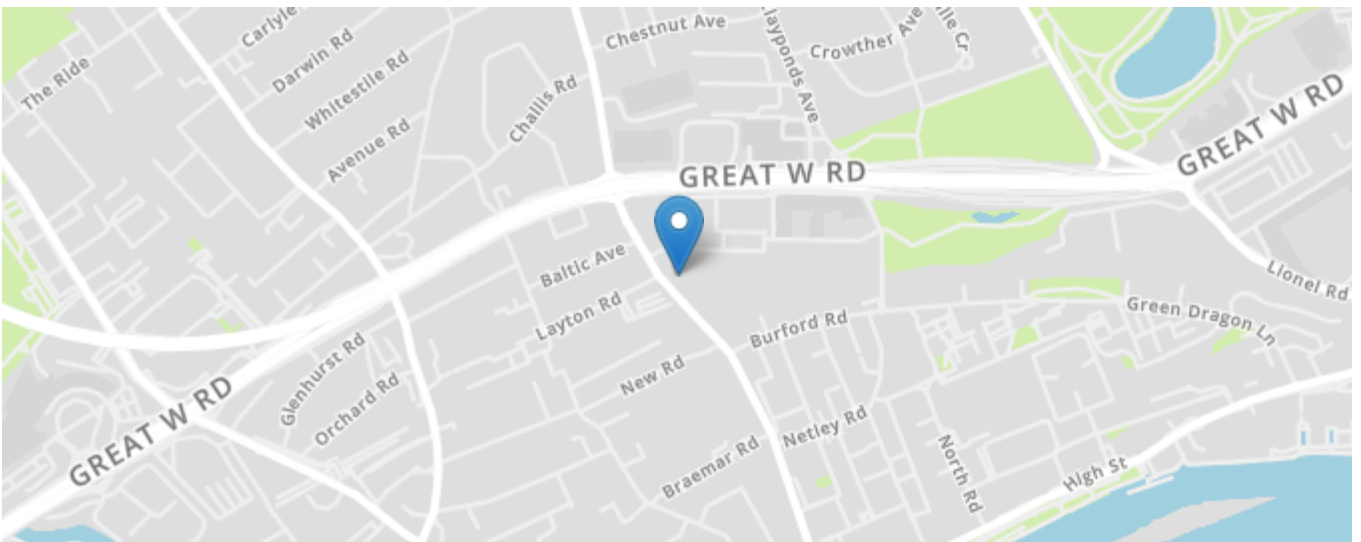
12' 2" max. x 11' 10" max. (3.71m x 3.61m)

Bedroom 2

10' 11" x 10' 9" (3.33m x 3.28m)

Bathroom

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	80	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		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.