

£176,000 Shared Ownership

Poppy House, 6 Earl Haig Close, Hounslow, London TW4 7DB



- Guideline Minimum Deposit £17,600
- Top Floor (fifth - building has a lift)
- Dual Aspect Kitchen/Reception Room
- Balcony Overlooking Beaversfield Park
- Guide Min Income - Dual £62.6k Single £72.2k
- Approx. 831 Sqft Gross Internal Area
- Bathroom plus En-Suite Shower Room
- Minutes from Hounslow West Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £440,000). A generously-sized and smartly-presented apartment on the top floor of this recently-constructed development. The property has a large, dual-aspect reception room with an open-plan kitchen area featuring handle-less units and integrated appliances. A glazed door leads out onto a south/south-west-facing balcony which offers a lovely view over Beaversfield Park. There is a main bedroom with built-in wardrobe and en-suite shower room plus a second, spacious, bedroom and a simple yet stylish bathroom. A pair of storage/utility cupboards have been provided in the entrance hall and modern insulation standards, high performance glazing and a communal heating and hot water system all contribute towards a very good energy-efficiency rating. There is a communal cycle store and Poppy House is also just minutes from Hounslow West Station, for access to the Piccadilly Line.

Housing Association: A2Dominion.

Tenure: Leasehold (125 years from 29/09/2021).

Minimum Share: 40% (£176,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £631.79 per month (subject to annual review).

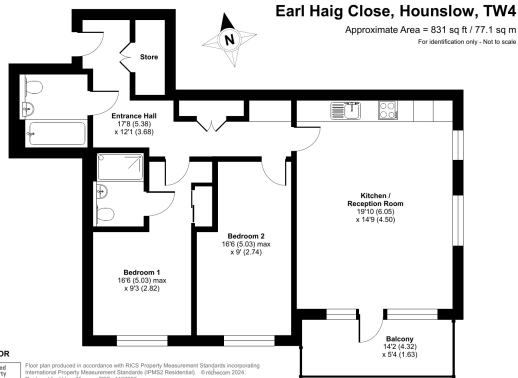
Service Charge: £232.05 per month (subject to annual review).

Guideline Minimum Income: Dual - £62,600 | Single - £72,200 (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.

DIMENSIONS



FIFTH FLOOR

Entrance Hall
17' 8" max. x 12' 1" max. (5.38m x 3.68m)

Reception
19' 10" x 14' 9" (6.05m x 4.50m)

Kitchen
included in reception measurement

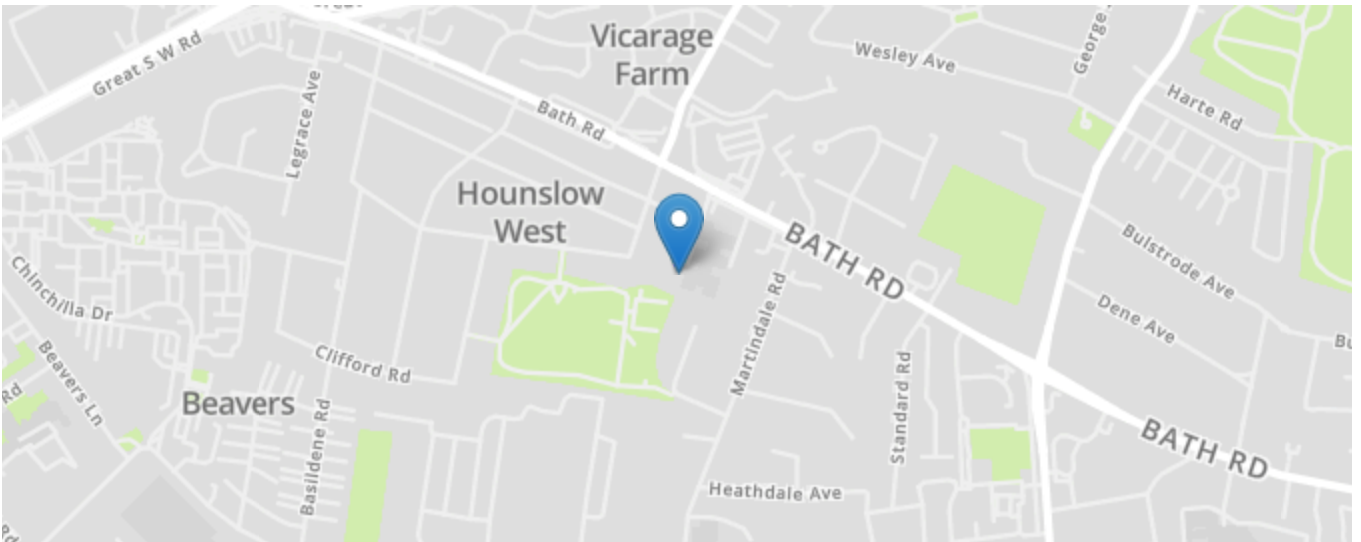
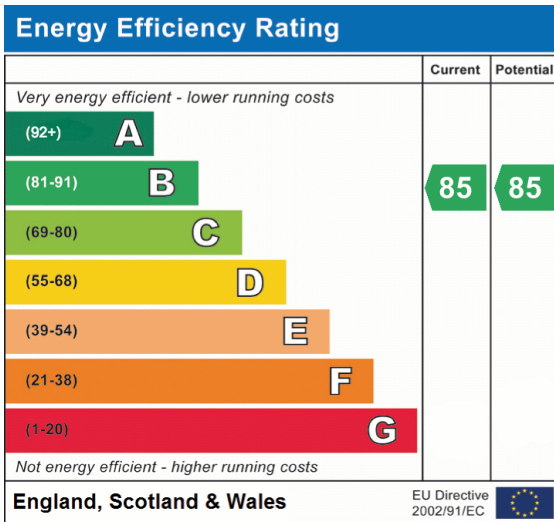
Balcony
14' 2" x 5' 4" (4.32m x 1.63m)

Bedroom 1
16' 6" max. x 9' 3" (5.03m x 2.82m)

En-Suite Shower Room

Bedroom 2
16' 6" max. x 9' 0" (5.03m x 2.74m)

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.