

£252,000 Shared Ownership

Duke Court, Pontes Avenue, Hounslow, London TW3 3FL



- Guideline Minimum Deposit £25,200
- Second Floor with Balcony
- Two Bathrooms
- Parking Space
- Guideline Income £63.2k (dual) | £72.8k (single)
- Approx. 972 Sqft Gross Internal Area
- High Energy-Efficiency Rating
- Walking Distance to Tube/Rail Stations

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 70% share. Full market value £360,000). A generously-sized and smartly-presented apartment on the second floor of this modern development. The property has a twenty-eight-foot reception room with open-plan kitchen area featuring sleek, white units and integrated appliances. Doors lead out onto a south/south-east-facing balcony. There is a large main bedroom with en-suite bathroom plus a second, comfortable, double bedroom and an exceptionally spacious hallway with a pair of storage/utility cupboards. Well insulated walls and modern double glazing make for a very good energy-efficiency rating. The apartment comes with use of an off-street parking space and is also within walking distance of The Treaty Shopping Centre, Hounslow Central (Piccadilly Line) and Hounslow Station (SWR services in to Waterloo).

Housing Association: A2Dominion.

Tenure: Leasehold (125 years from 24/06/2011).

Share Available: 70% (£252,000).

Shared Ownership Rent: £246.75 per month (subject to annual review).

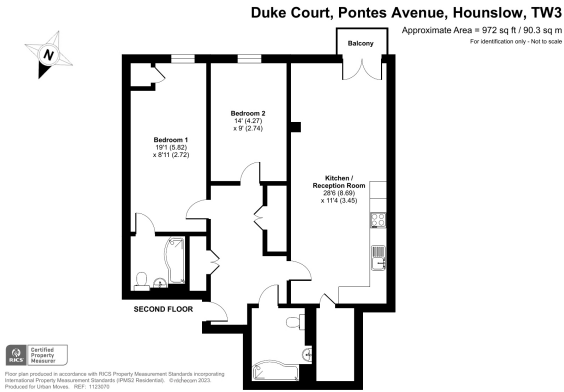
Service Charge: £190.24 per month (subject to annual review).

Guideline Minimum Income: Dual - £63,200 | Single - £72,800 (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



SECOND FLOOR

Entrance Hall

Reception

28' 6" x 11' 4" (8.69m x 3.45m)

Kitchen

included in reception measurement

Balcony

Bedroom 1

19' 1" x 8' 11" (5.82m x 2.72m)

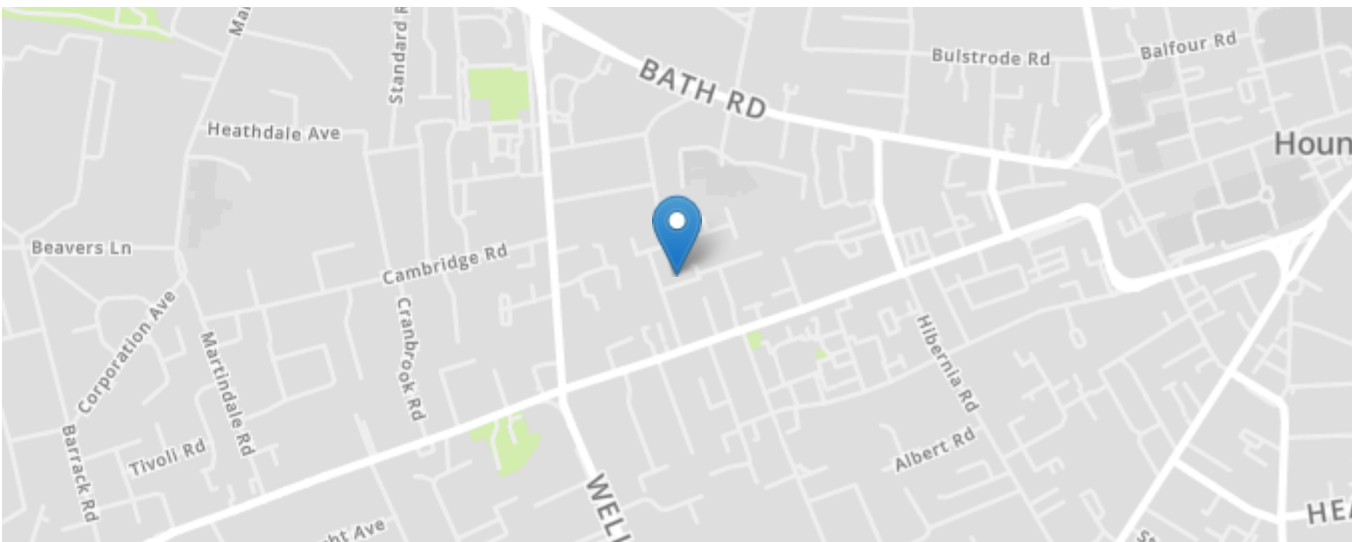
En-Suite Bathroom

Bedroom 2

14' 0" x 9' 0" (4.27m x 2.74m)

Bathroom

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	88	88
(69-80) C		
(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.