

## Shared Ownership

4 Mansion Court, Fuseliers Way, London, TW4 6DT



- Guideline Minimum Deposit £20,650
- First Floor with Juliette Balcony
- High Performance Glazing
- Communal Parking plus Bicycle Store
- Guide Min Income Dual £53.6k | Single £61.5k
- Approx. 730 Sqft Gross Internal Area
- Communal Heating and Hot Water
- Walking Distance to Hounslow West

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 70% share. Full market value £295,000). A smartly-presented, first-floor flat that features a twenty-foot, dual-aspect reception room with Juliette balcony and a semi-open-plan kitchen with sleek units and built-in appliances. There are two similar-sized double bedrooms, a spacious bathroom and a pair of fitted storage/utility cupboards have been provided in the entrance hallway. Well insulated walls, modern double glazing and a communal heating and hot water system make for a very good energy-efficiency rating. The development has communal parking plus Hounslow West Station (Piccadilly Line) is within comfortable walking distance. Beavers Community Primary School is just minutes away and Ofsted-rated 'Outstanding'.

**Housing Association:** A2Dominion.

**Tenure:** Leasehold (125 years from 26/04/2011).

**Share Available:** 70% (£206,500).

**Shared Ownership Rent:** £197.40 per month (subject to annual review).

**Service Charge:** £262.25 per month (subject to annual review).

**Guideline Minimum Income:** Dual £53,600 | Single £61,500 (based on minimum share and 10% deposit).

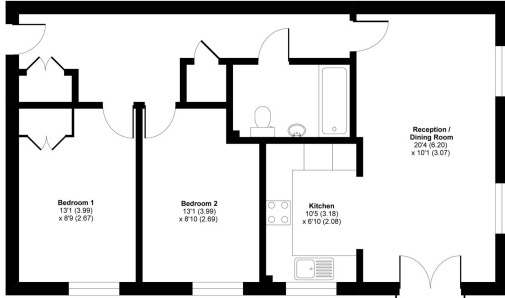
**Council Tax:** Band C, London Borough of Hounslow. Priority is given to applicants living and/or working in this local authority.

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

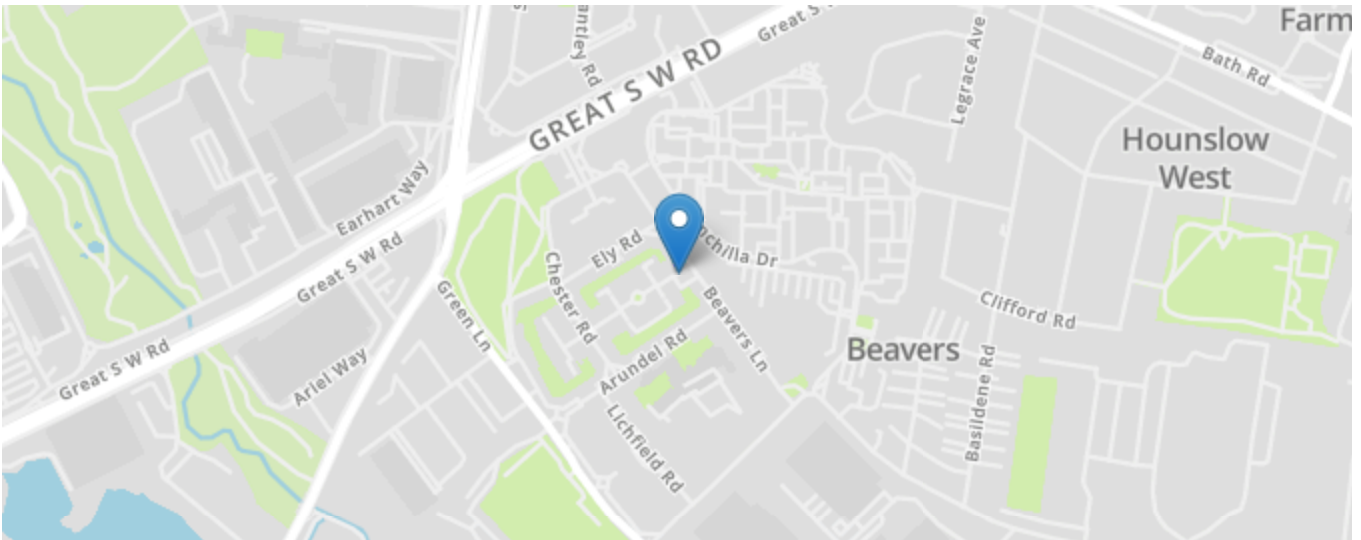
### Mansion Court, Fusilers Way, Hounslow, TW4

Approximate Area = 732 sq ft / 68 sq m  
For identification only - Not to scale



**FIRST FLOOR**  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) (Residential). © Urban Moves. REF: 597045

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>82</b>	<b>82</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.