

## £191,250 Shared Ownership

Jackson Close, Langley, Slough, Berkshire SL3 7FP



- Guideline Minimum Deposit £19,125
- First Floor with Juliette Balcony
- Kitchen Separate from Reception Room
- Walking Distance to Langley Station
- Guide Min Income Dual £46k | Single £52.6k
- Approx. 660 Sqft Gross Internal Area
- Parking Space
- Local Schools Ofsted-Rated 'Outstanding'

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 75% share. Full market value £255,000). A two-bedroom flat on the first floor of a modern development which is within walking distance of Langley Station and various local amenities. This property has a reception room with a Juliette balcony that provides a pleasant view of the grassy area to the rear of the building. The kitchen is a good size and both bedrooms are comfortable doubles. There is a simple, white-tiled bathroom, gas central-heating and the windows/double doors are double-glazed resulting in a very good energy efficiency rating. The flat comes with use of a parking space and nearby Langley Grammar School and Langley Academy Primary are both Ofsted-rated 'Outstanding'.

**Housing Association:** A2Dominion.

**Tenure:** Leasehold (125 years from 01/04/2008).

**Share Available:** 75% (£191,250).

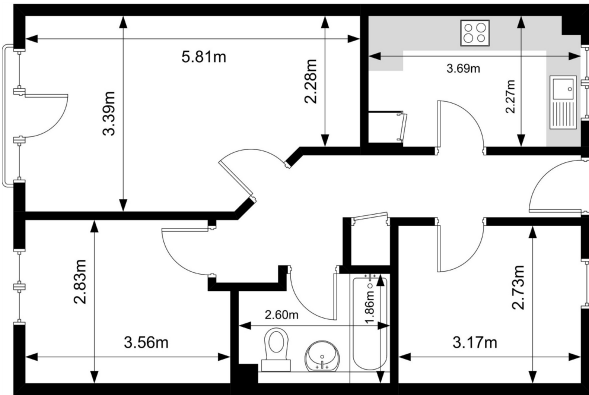
**Shared Ownership Rent:** £176.31 per month (subject to annual review).

**Service Charge:** £182.19 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £46,000 | Single - £52,600 (based on minimum share and 10% deposit).

**Council Tax:** Band C, Slough 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).



## DIMENSIONS

### FIRST FLOOR

#### Entrance Hallway

#### Reception Room

19' 1" max. x 11' 1" max. (5.81m x 3.39m)

#### Kitchen

12' 1" x 7' 5" (3.69m x 2.27m)

#### Bedroom One

11' 8" x 9' 3" (3.56m x 2.82m)

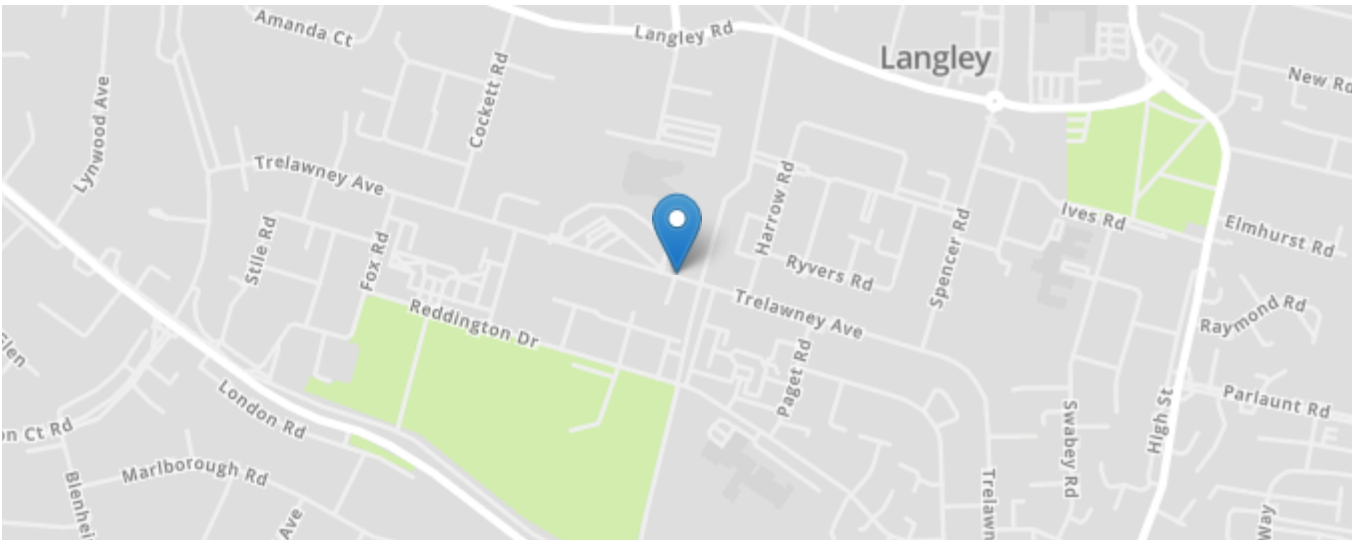
#### Bedroom Two

10' 5" x 8' 11" (3.17m x 2.72m)

#### Bathroom

8' 6" x 6' 1" (2.60m x 1.86m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	<b>84</b>	<b>84</b>
(69-80)	<b>C</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.