

£118,000 Shared Ownership

New Bell House, 4 Earl Haig Close, Hounslow, London TW4 7BZ



- Guideline Minimum Deposit £11,800
- Third Floor (building has a lift)
- Balcony
- Communal Cycle Store
- Guideline Income £40.5k (dual) | £46.8k (single)
- Approx. 556 Sqft Gross Internal Area
- Very Good Energy-Efficiency Rating
- Minutes from Hounslow West Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £295,000). A generously-sized and smartly-presented apartment on the third floor of a recently-constructed development. The property has a near-twenty-four-foot 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. The bedroom is spacious and includes a large, fitted wardrobe and there is a stylish, modern bathroom. Well insulated walls, 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 New Bell House is also just minutes from Hounslow West Station (Piccadilly Line).

Housing Association: A2Dominion.

Tenure: Leasehold (125 years from 01/01/2021).

Minimum Share: 40% (£118,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £458.76 per month (subject to annual review).

Service Charge: £185.95 per month (subject to annual review).

Guideline Minimum Income: Dual - £40,500 | Single - £46,800 (based on minimum share and 10% deposit).

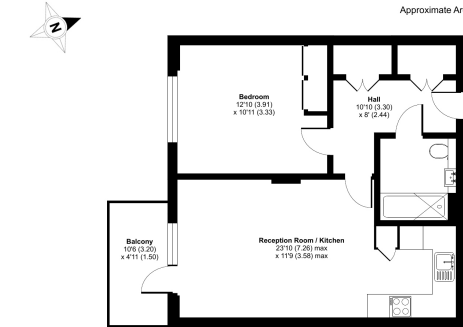
Council Tax: Band C, London Borough of Hounslow. Priority is given to applicants living and/or working in this local authority.

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). There is no parking space offered with this property.

DIMENSIONS

Earl Haig Close, TW4

Approximate Area = 556 sq ft / 51.6 sq m
For identification only - Not to scale



THIRD FLOOR
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential. © Urbanmoves 2024. Produced for Urban Moves. REF: 1338810

THIRD FLOOR

Entrance Hallway

10' 10" max. x 8' 0" max. (3.30m x 2.44m)

Reception

23' 10" max. x 11' 9" max. (7.26m x 3.58m)

Kitchen

included in reception measurement

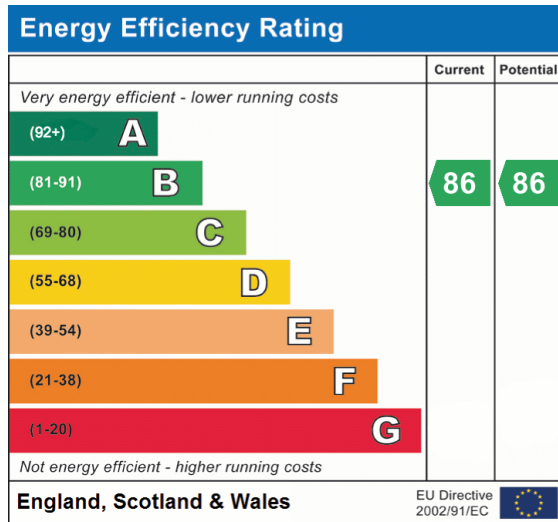
Balcony

10' 6" x 4' 11" (3.20m x 1.50m)

Bedroom

12' 10" x 10' 11" (3.91m x 3.33m)

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.