

£63,750 Shared Ownership

Newell House, 3 Samara Drive, Southall, London UB1 1FL



- Guideline Minimum Deposit £6,375
- Top Floor (fifth - building has a lift)
- Very Good Energy-Efficiency Rating
- Short Walk from Southall Station
- Guide Min Income Dual £32.6k | Single £38.8k
- Approx. 404 Sqft Gross Internal Area
- Balcony
- Long Lease

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £255,000). This smartly-presented, top-floor studio apartment has a twenty-one-foot reception room with wood flooring and a spacious, high-spec kitchen. The bedroom area is well defined and includes a built-in, mirror-fronted wardrobe. There is a large storage/utility cupboard and an attractive, modern shower room. Well insulated walls and roof, high performance glazing and a communal heating/hot water system all contribute towards a very good energy-efficiency rating. The apartment has a balcony which offers a panoramic view of the surrounding area and is just a short walk from Southall Station for Elizabeth Line/GWR services.

Housing Association: Clarion.

Tenure: Leasehold (250 years less 5 days from 01/01/2017).

Minimum Share: 25% (£63,750). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £576.80 per month (subject to annual review).

Service Charge: £183.50 per month (subject to annual review).

Ground Rent: £100.00 for the year.

Guideline Minimum Income: Dual - £32,600 | Single - £38,800 (based on minimum share and 10% deposit).

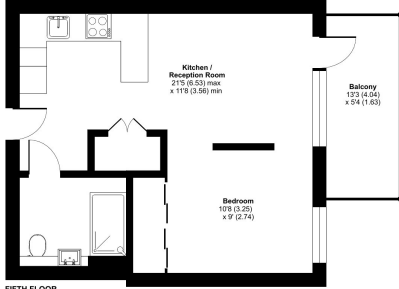
Council Tax: Band B, London Borough of Ealing. Priority is given to applicants living and/or working in this local authority.

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.



Newell House, Samara Drive, Southall, UB1

Approximate Area = 404 sq ft / 37.5 sq m
For identification only - Not to scale



FIFTH FLOOR

RICS Certified Property Measurement Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential. © Urban Moves 2023. Produced by Urban Moves. REF: 1155459

DIMENSIONS

FIFTH FLOOR

Reception
21' 5" max. x 11' 8" min. (6.53m x 3.56m)

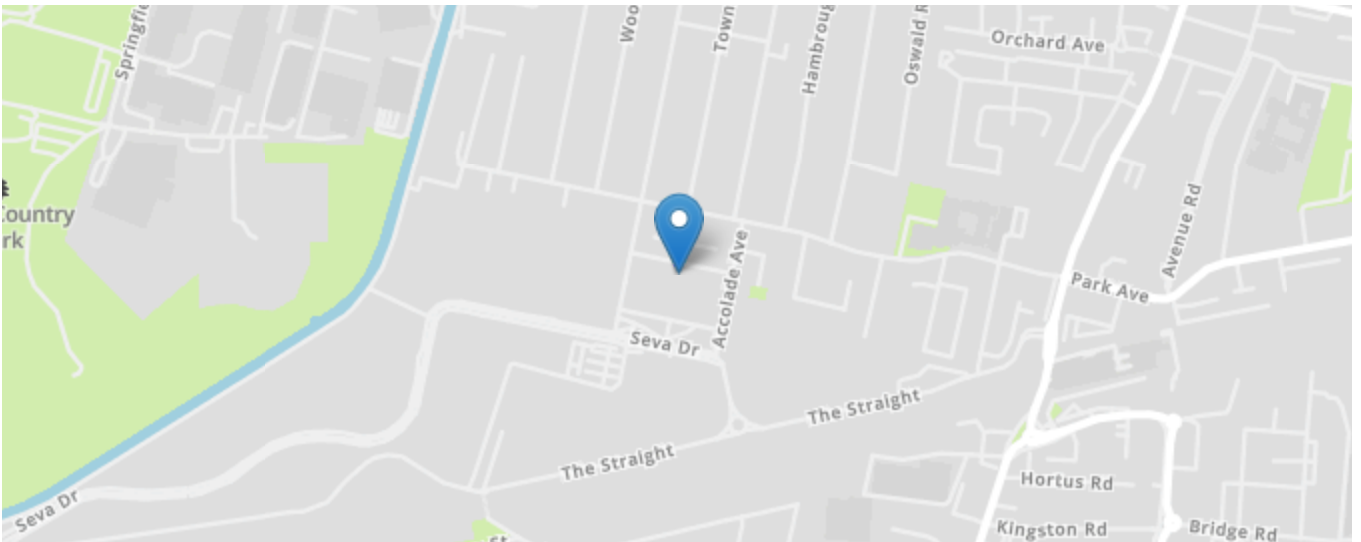
Kitchen
included in reception measurement

Balcony
13' 3" x 5' 4" (4.04m x 1.63m)

Bedroom Area
10' 8" x 9' 0" (3.25m x 2.74m)

Shower Room

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	82
(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.