

## £125,000 Shared Ownership

Bergenia House, Bedfont Lane, Feltham, London TW13 4GE



- Guideline Minimum Deposit £12,500
- Fourth Floor (building has a lift)
- Semi-Open-Plan Kitchen/Reception Room
- Next to Shopping Centre
- Guide Min Income Dual £37.5k | Single £43.7k
- Approx. 660 Sqft Gross Internal Area
- South/South-East-Facing Balcony
- Minutes from Feltham Railway Station

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 50% share. Full market value £250,000). This two-bedroom apartment is on the fourth floor and appears to have been very well looked after by the current owner. The property has a good-sized reception room with semi-open-plan kitchen and a sliding door that leads out onto a south/south-east-facing balcony. There is a spacious main bedroom with built-in wardrobe plus a second, comfortable double bedroom and a naturally-lit bathroom. A pair of large storage/utility cupboards have been provided in the entrance hallway and the energy-efficiency rating is good, thanks to well insulated walls and modern double glazing. Bergenia House is conveniently placed for access to shops and transport. Not only is there a shopping centre more or less next door, there are also a number of supermarkets and other amenities in the local area. Feltham Railway Station is just minutes away for services between Windsor & Eton Riverside, Reading, Weybridge and London Waterloo.

**Housing Association:** A2Dominion.

**Tenure:** Leasehold (125 years from 01/01/2006).

**Minimum Share:** 50% (£125,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £354.82 per month (subject to annual review).

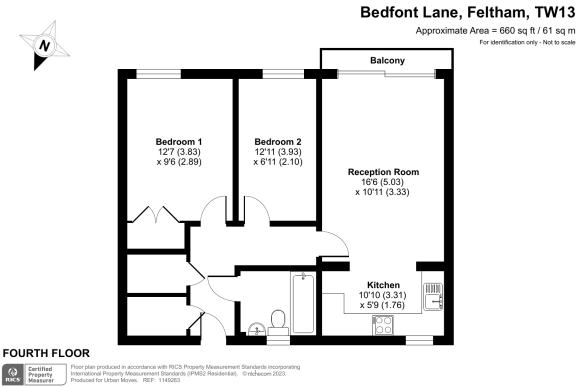
**Service Charge:** £172.95 per month (subject to annual review).

**Water Charge:** £21.04 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £37,500 | Single - £43,700 (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

### FOURTH FLOOR

#### Entrance Hallway

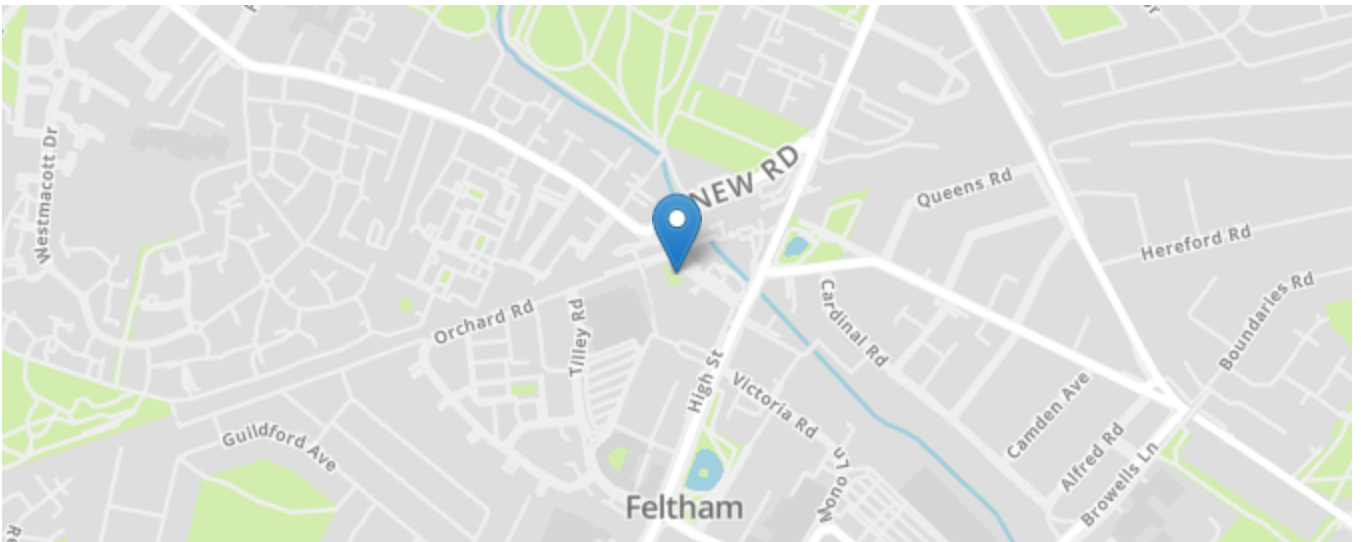
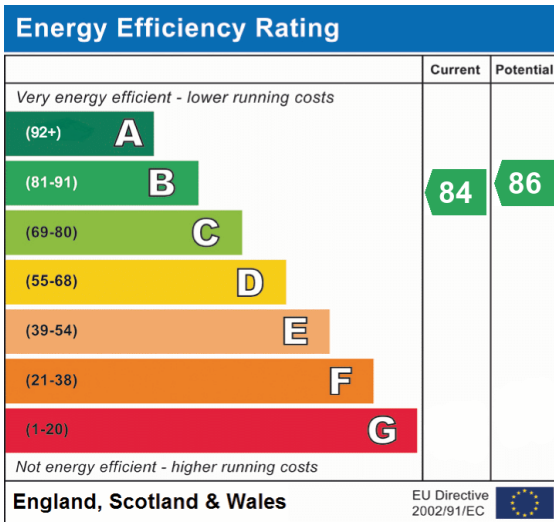
**Reception Room**  
16' 6" x 10' 11" (5.03m x 3.33m)

**Kitchen**  
10' 10" x 5' 9" (3.30m x 1.75m)

**Bedroom 1**  
12' 7" x 9' 6" (3.84m x 2.90m)

**Bedroom 2**  
12' 11" x 6' 11" (3.94m x 2.11m)

#### 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.