

£90,000 Shared Ownership

Magnolia House, Spelthorne Grove, Sunbury-on-Thames, Surrey TW16 7FA



- Guideline Minimum Deposit £9,000
- Ground Floor with Patio
- High Performance Glazing
- Parking Space
- Guide Min Income Dual £33.1k | Single £39.3k
- Approx. 552 Sqft Gross Internal Area
- Gas Central Heating
- Short Walk from Sunbury Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (advertised price represents the 40% share offered. Full market value £225,000). This modern apartment is on the ground floor and features a reception room with attractive, open-plan kitchen and a door that leads out to a small patio within a pleasant area of communal garden. There is a generously-sized bedroom with fitted wardrobe, a sleek bathroom and a hallway with useful storage/utility cupboards. Well insulated walls and floor, gas central heating and high performance glazing all contribute towards a very good energy-efficiency rating. The apartment comes with use of a parking space plus Sunbury Railway Station, for services between Shepperton and London Waterloo, is only a short walk away. Sunbury Cross Shopping Centre is even closer and there is also a Tesco Extra nearby.

Housing Association: A2Dominion.

Tenure: Leasehold (125 years from 24/06/2015).

Minimum Share: 40% (£90,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £462.97 per month (subject to annual review).

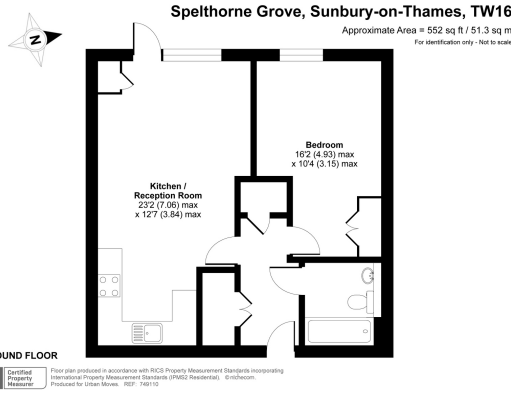
Service Charge: £158.06 per month (subject to annual review).

Guideline Minimum Income: Dual £33,100 | Single £39,300 (based on minimum share and 10% deposit).

Council Tax: Band C, Spelthorne 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



GROUND FLOOR

Entrance Hallway

Reception

23' 2" max. x 12' 7" max. (7.06m x 3.84m)

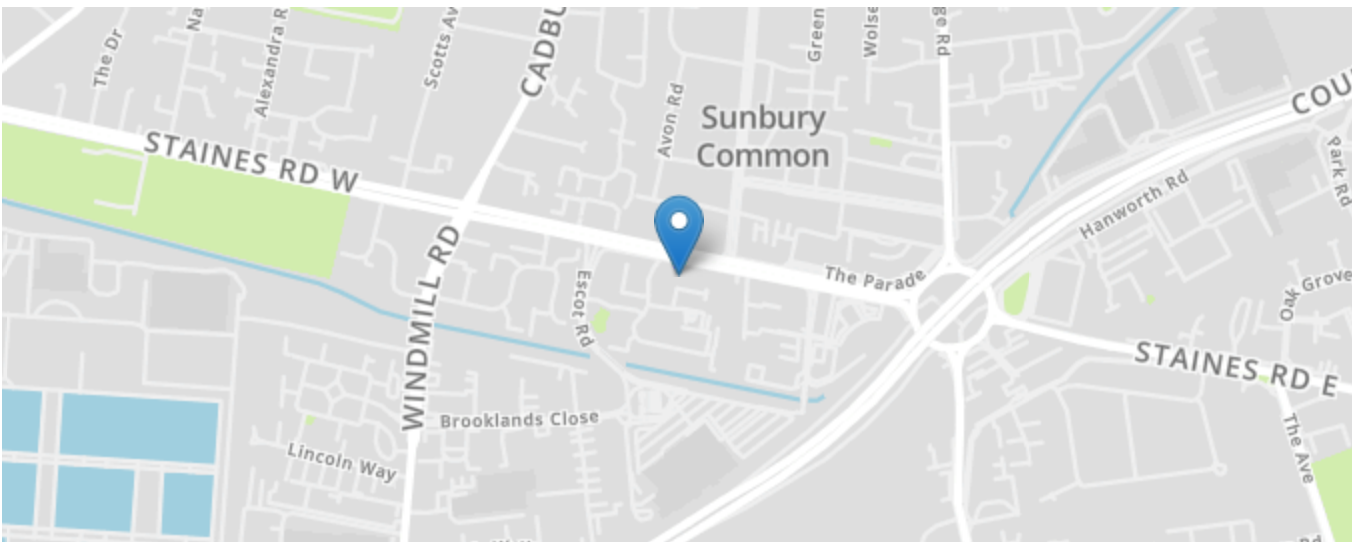
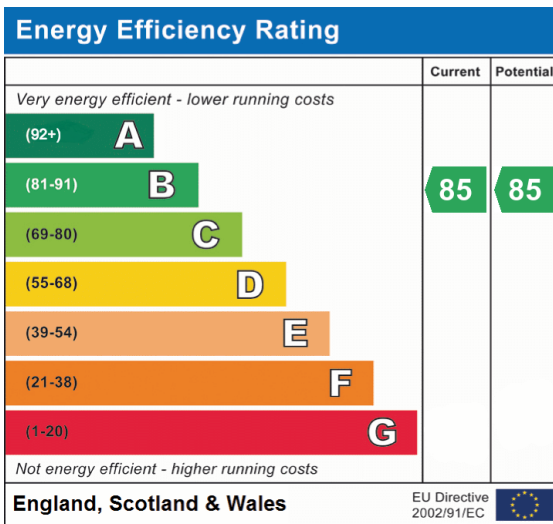
Kitchen

included in reception measurement

Bedroom

16' 2" max. x 10' 4" max. (4.93m x 3.15m)

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.